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DUNN, NORTH CAROLINA NEIGHBORHOOD ANALYSIS



DUNN, NORTH CAROLINA NEIGHBORHOOD ANALYSIS

The preparation of this report was financially aided through a Federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

Report Prepared for Dunn, North Carolina

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Town Manager - A. B. Uzzle

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September, 1967

Price \$1.00

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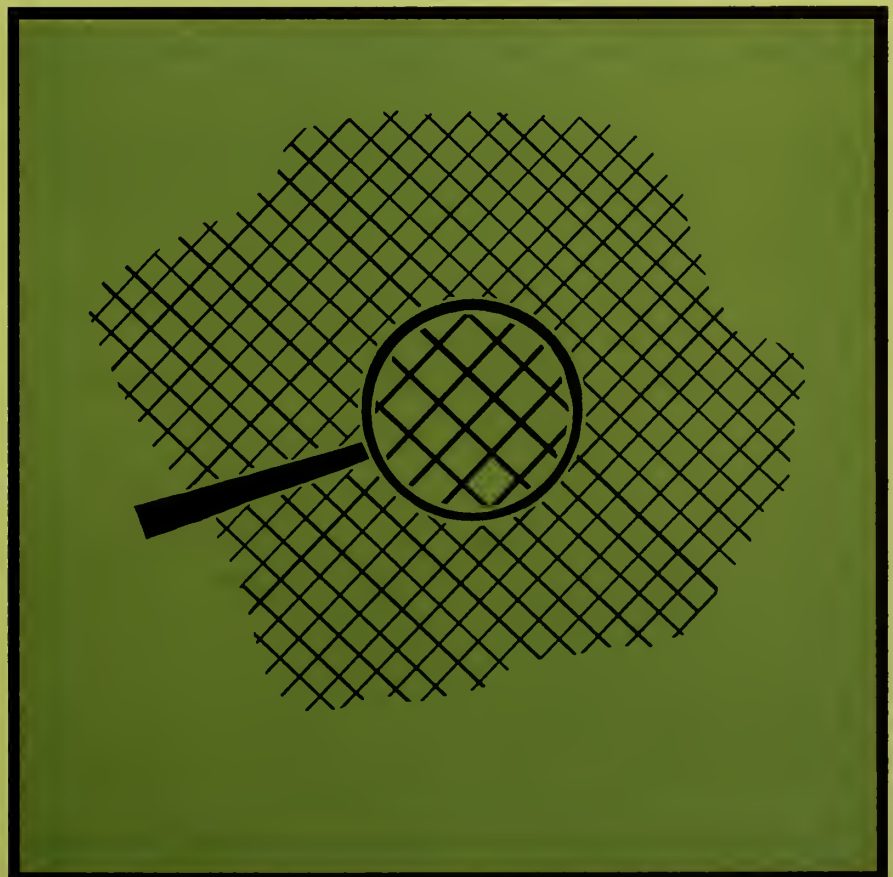
ACKNOWLEDGEMENTS

The contributions of the following people made this report possible:

A. B. Uzzle, Town Manager

Dr. Melvin F. Eyerman, Harnett County Health Director

INTRODUCTION



PURPOSE AND SCOPE OF STUDY

Virtually every city is affected by physical decay in one form or another. If such decay is not detected and eradicated in its embryonic stage, it will spread in a cancer like fashion, eventually leading to deterioration of sizeable residential areas. The purpose of a neighborhood analysis is to evaluate a community on a neighborhood basis to determine the presence of or frequency of factors that contribute to blight. After each neighborhood is analyzed, steps are suggested for removing or preventing the infiltration of blighting factors into each of the neighborhoods.

This study will delineate neighborhoods for all of the incorporated area of Dunn and for the one-mile planning area around the city. The study will survey and tabulate the major causes of blight for each neighborhood and each neighborhood will be ranked in comparison to all of the other neighborhoods in the planning area. A comprehensive indication of blight for the whole planning area will thus provide Dunn with documented material on the location of blight, the magnitude of blight, and the corrective measures that are needed to eradicate blight in Dunn.

CAUSES OF BLIGHT

The causes of blight are numerous but are often interrelated. The following are contributive factors of blight which often determine the extent of blight in a community and more specifically in a neighborhood:

1. Incompatible land uses, such as a mixture of residential, industrial, and commercial uses.
2. Inadequate community facilities, such as the absence of sidewalks, curbs, and gutters, and substandard streets, water, and sewerage systems.

3. Poor lot plotting caused by absence of and poor enforcement of subdivision regulations.
4. Absentee ownership of property.
5. Poor administration of the Minimum Housing Ordinance, Building Code, and Zoning Ordinance.
6. Heavy traffic on narrow and poorly designed streets in residential areas.
7. Racial discrimination and isolation.
8. Apathy regarding blight.
9. The presence of railroad lines in residential areas.
10. Existing low levels of family income.
11. Obsolete and vacant buildings.
12. Inadequate recreation facilities.
13. Inadequate original construction.
14. Premature zoning from residential into business or industry.
15. Inadequate maintenance.
16. Low standard of values.

DELINEATION OF NEIGHBORHOODS

For the purpose of this report, the Town of Dunn and the one-mile planning area are divided into 15 neighborhoods.

The following criteria were considered in delineating the neighborhoods:

1. Whenever possible, neighborhoods were kept homogeneous with respect to existing physical, economic and social conditions.
2. Significant neighborhood boundaries utilized were major thoroughfares, railroads, changes in zoning district boundaries and land use, and the corporate and planning area limits.

Neighborhoods 1-10 are within the town limits, while 11-15 are in the planning area that extends one mile from the corporate limits. This report will deal with the area inside the corporate limits for the most part because of the availability of statistical data. Because Neighborhood 1 is the Central Business District and because a separate study of this area has been done by the Division of Community Planning, it will be excluded from the study. (See the Neighborhood Boundaries Map.)

NEIGHBORHOOD POPULATION DISTRIBUTION

An April, 1967, survey by the Division of Community Planning revealed a population of 7,892 people in Dunn. This figure was obtained by multiplying the total occupied house count of 2,323 times the 1960 Census of Population figure for the number of persons per household (3.4). The most populous neighborhoods in town are 2, 3, and 7, while the least populous are 1, 8, and 10.

In the fringe area, the estimated population, using the same method employed in town, is 1,703. The most populous fringe area neighborhoods are 13 and 15, and the least populous are 11

and 12. Table I and the Neighborhood Population Map provide a breakdown of population distribution by neighborhood.



15

14

13

9

8

7

6

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3

2

1

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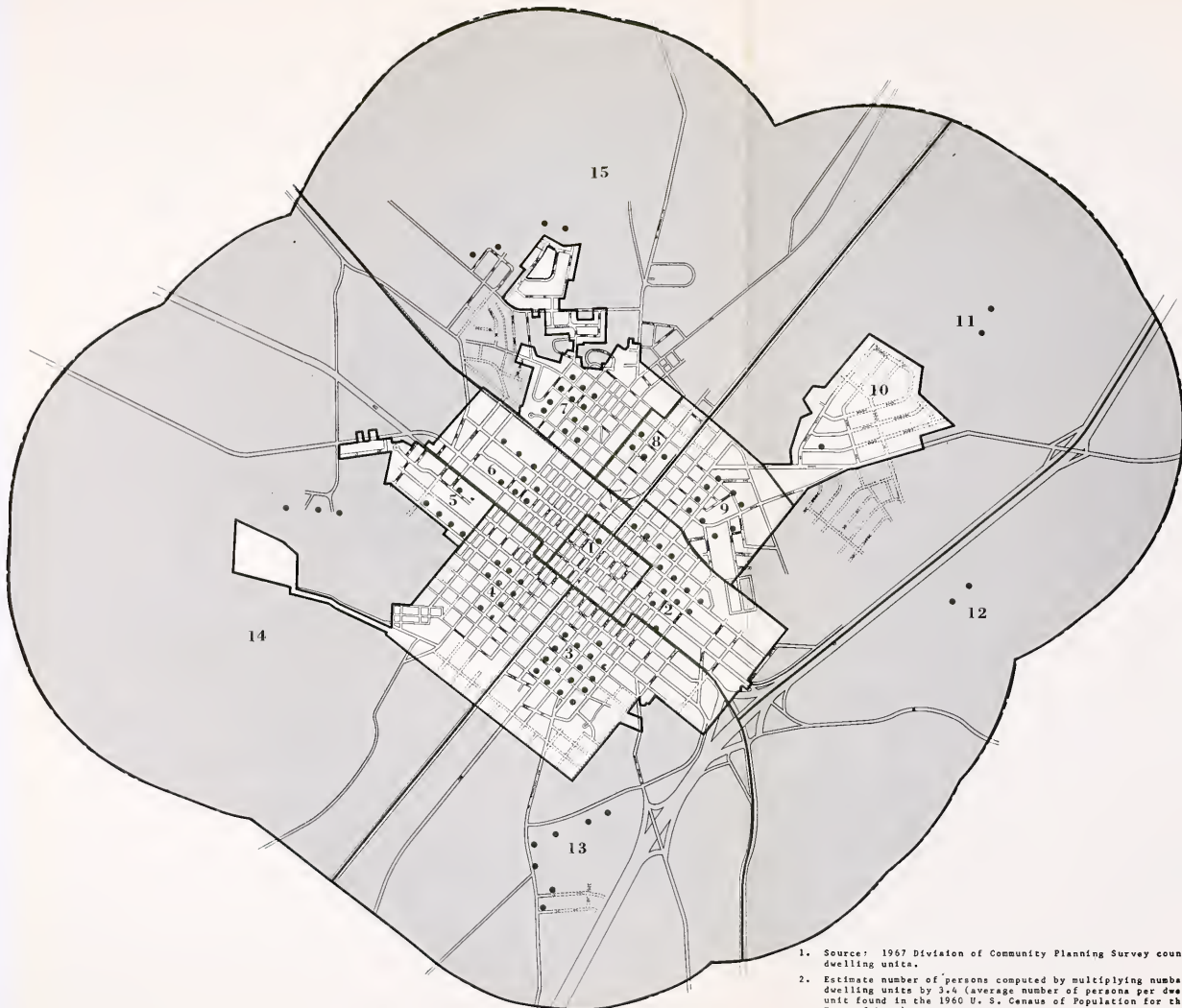
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— NEIGHBORHOOD BOUNDARIES

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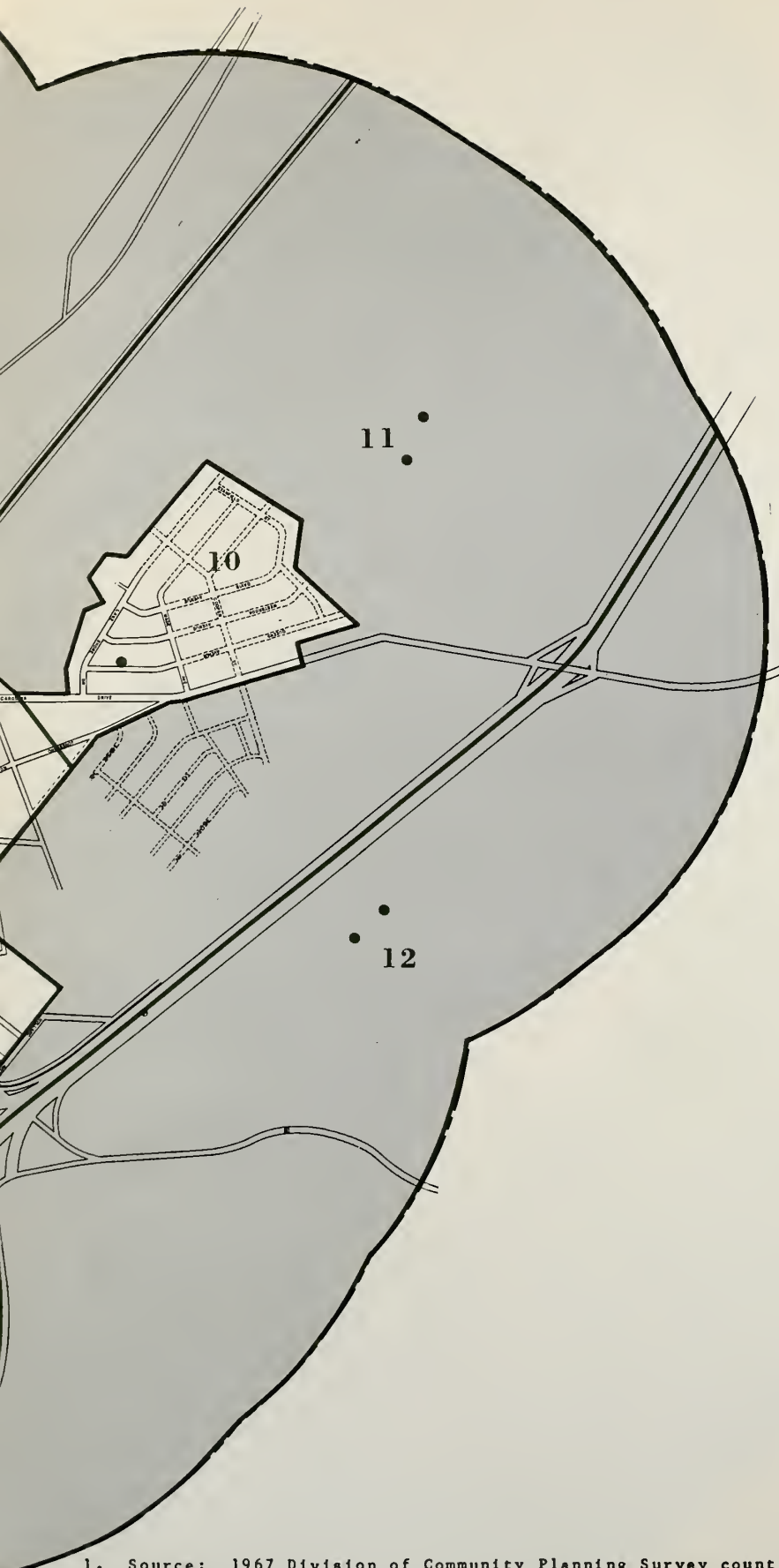
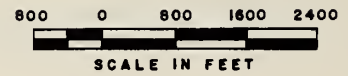
DISTRIBUTION OF POPULATION BY NEIGHBORHOODS

• 100 ESTIMATED PERSONS

— NEIGHBORHOOD BOUNDARIES

1. Source: 1967 Division of Community Planning Survey count of dwelling units.
2. Estimate number of persons computed by multiplying number of dwelling units by 3.4 (average number of persons per dwelling unit found in the 1960 U. S. Census of Population for the Town of Dunn).

DUNN NORTH CAROLINA



DISTRIBUTION OF POPULATION BY NEIGHBORHOODS

• 100 ESTIMATED PERSONS

1. Source: 1967 Division of Community Planning Survey count of dwelling units.

2. Estimate number of persons computed by multiplying number of dwelling units by 3.4 (average number of persons per dwelling unit found in the 1960 U. S. Census of Population for the Town of Dunn).

— NEIGHBORHOOD BOUNDARIES

TABLE I
DISTRIBUTION OF POPULATION AND DWELLING UNITS
BY NEIGHBORHOODS

Neighborhood	No. Occupied Dwelling Units	Estimated No. Persons	Population % of Total
Town			
1	27	82	1.1
2	383	1,302	16.5
3	462	1,571	19.9
4	248	843	10.7
5	154	524	6.6
6	244	820	10.4
7	363	1,234	15.6
8	125	425	5.4
9	288	979	12.4
10	33	112	1.4
Subtotal	2,327	7,892	100.0%
Fringe Area			
11	59	201	11.8
12	38	129	7.6
13	200	680	40.0
14	91	309	18.1
15	113	384	22.5
Subtotal	501	1,703	100.0%
Total	2,828	9,595	---

1. Source: 1967 Division of Community Planning Survey count of dwelling units.
2. Estimate number of persons computed by multiplying number of dwelling units by 3.4 (average number of persons per dwelling unit found in the 1960 U. S. Census of Population for the Town of Dunn).

NONWHITE POPULATION DISTRIBUTION

There were 2,885 nonwhite people in incorporated Dunn in 1960.¹ This is 38.1 percent of the total Dunn population. Most of these people reside in Neighborhoods 8 and 9 and the northern section of Neighborhood 2. Blight is concentrated in these neighborhoods since it is often associated with low income as a consequence of lack of employment, lack of education, and other such factors. (See the map of nonwhite population areas.)

¹ U. S. Census of Population, 1960.

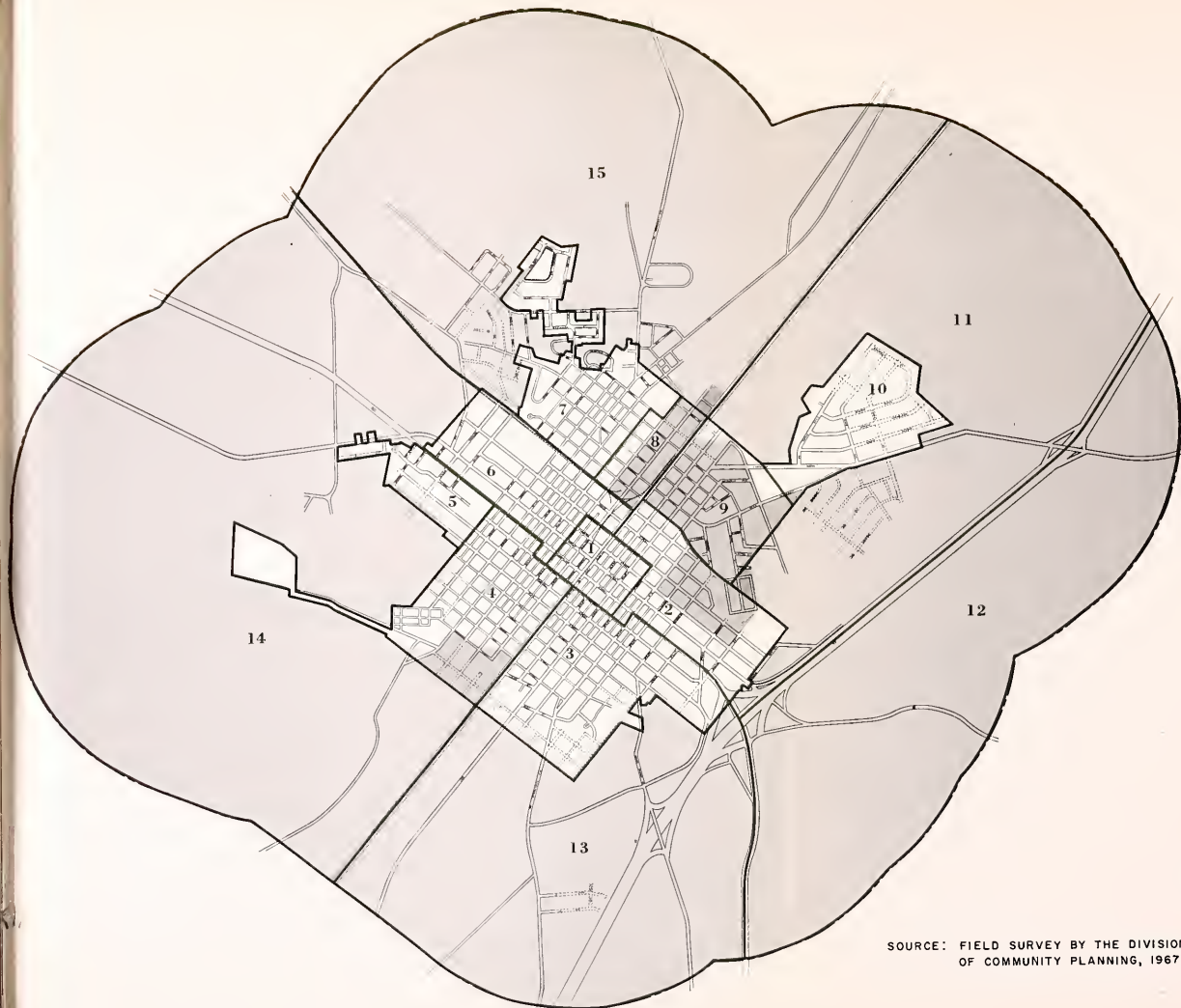
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¹ U. S. Census of Population, 1960.

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NON-WHITE POPULATION AREAS

CONCENTRATION OF
NON-WHITE HOUSING

— NEIGHBORHOOD BOUNDARIES

SOURCE: FIELD SURVEY BY THE DIVISION
OF COMMUNITY PLANNING, 1967



HOUSING CONDITIONS



The condition or soundness of housing is an obvious and accurate index in separating blighted from non-blighted areas. Three methods have been employed in this report for evaluating housing conditions.

First, data from the 1960 U. S. Census of Housing is presented in order to indicate the overall housing conditions for the incorporated area. Although this survey provided detailed statistical information on housing in Dunn, the housing conditions were not plotted on a map. Information from the Census of Housing includes:

Number of housing units; number of standard, deteriorating, and dilapidated units; vacancy; plumbing conditions; owner or renter occupied; value; median rent; and income.

Second, an external survey of housing was made in April, 1967, for both Dunn and the one-mile planning area by the Division of Community Planning. Houses were classified in one of three conditions and plotted on a map:

1. Sound Housing is that which has no defects or only slight defects which normally are corrected during the course of regular maintenance. Examples of slight defects are: lack of paint, slight damage to porch or steps, and small cracks in walls.
2. Deteriorating Housing needs more repair than is provided in the course of regular maintenance. Such housing has one or more defects that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of defects are: holes, open cracks, loose or missing material over a small area of wall, foundation, floor or roof, or badly damaged steps or porch.
3. Dilapidated Housing does not provide safe and adequate shelter; in its present condition, it endangers the health, safety, or well being of the occupants. Such housing represents inadequate original construction or has one or more critical defects; or a combination of

minor defects so critical or wide-spread that the structure should be extensively repaired, rebuilt, or torn down. Examples of defects are: holes, open cracks, loose or missing materials over a large area of the foundation, walls or roof, and extensive damage by storm, fire, or flood; sagging roof or foundations. Such structures, in order to meet minimum standards, should require drastic restoration that would be economically unfeasible and, therefore, they should be demolished.

The third method employed by the Division of Community Planning was a 15 percent internal survey of blighted areas in April, 1967, to determine the following in each neighborhood: occupancy, race, number of rooms per structure, plumbing deficiencies, rent, family income, sex and age breakdown of occupants, and value of owner occupied structures. The results of this study are analyzed in succeeding parts of this report.

Although the 1960 U. S. Census of Housing provides the more detailed information from a statistical standpoint, the locations of blight are not identified. Because of this major deficiency and because this study is seven years out of date, most of the information on housing in this report is based on our own studies outlined above, except for the information in the following section.

U. S. CENSUS SURVEY OF HOUSING

Table II provides a breakdown of housing characteristics for Dunn as compiled by the 1960 U. S. Census of Housing. Any difference between these figures and those compiled by the Division of Community Planning can be accounted for by a difference in grading techniques and lapse of time.

TABLE II
HOUSING CHARACTERISTICS FOR DUNN, 1960

	<u>Total</u>	<u>Percent of Total Housing Units</u>
All housing units	2,308	100.0%
Owner-occupied	1,024	44.4
White	816	
Nonwhite	208	
Renter-occupied	1,166	50.5
White	643	
Nonwhite	523	
Vacant	118	5.1
<u>Sound</u>	1,630	70.6
With all plumbing	1,415	
Lacking only hot water	70	
Lacking other plumbing	145	
<u>Deteriorating</u>	529	22.9
With all plumbing	180	
Lacking only hot water	70	
Lacking other plumbing	279	
<u>Dilapidated</u>	149	6.5
Total		100.0%

Source: U. S. Census of Housing, 1960.

Compared to other cities of similar size in North Carolina, Dunn is ranked as follows with respect to housing conditions:

TABLE III
COMPARISON OF N. C. CITIES (SUBSTANDARD DWELLING UNITS)

City	Total Dwelling Units		Sound Deteriorated	%	Dilapidated		Total Sub-standard			% Sub-standard	Rank
Graham	2,377	2,035	240	10.0	102	4.4	342	14.4	1		
Mt. Airy	2,315	1,871	272	11.7	172	7.5	444	19.2	2		
Waynesville	2,179	1,716	312	14.3	151	6.9	463	21.2	4		
Clinton	2,242	1,743	359	16.0	140	6.2	499	22.2	3		
Hendersonville	2,458	1,760	519	21.1	179	7.3	698	28.4	5		
Dunn	2,308	1,630	529	22.9	149	6.5	678	29.4	6		
Oxford	2,196	1,524	461	20.9	211	9.7	672	30.6	7		
Tarboro	2,497	1,665	702	28.1	130	5.2	832	33.3	8		
Laurinburg	2,445	1,225	630	25.8	590	24.1	1,220	49.9	9		

Source: U. S. Census of Housing, 1960.



DIVISION OF COMMUNITY PLANNING EXTERNAL SURVEY OF HOUSING

The results of the external survey of housing are indicated by neighborhoods on Table IV. These figures differ from the U. S. Census figures because of different grading techniques for the most part. The U. S. Census Survey was based on a 20 percent sample internal housing survey while these figures are based on a 100 percent external survey.

TABLE IV
SURVEY OF HOUSING CONDITIONS BY NEIGHBORHOODS, 1967

Neighborhood	Sound		Deteriorated		Dilapidated		Total Dwelling Units
	No.	%	No.	%	No.	%	
Town							
1	6	96.3	1	3.7	0	0	27
2	224	58.0	61	15.6	102	26.4	387
3	354	76.7	69	14.9	39	8.4	462
4	209	84.2	22	8.9	17	6.9	248
5	160	99.4	1	.6	0	0	161
6	250	98.8	3	1.2	0	0	253
7	367	99.5	2	.5	0	0	369
8	42	33.6	41	32.8	42	33.6	125
9	149	51.2	66	22.7	76	26.1	291
10	33	100	0	--	0	0	33
Subtotal	1,814	77.0	266	11.3	276	4.7	2,356
Fringe Area							
11	47	79.8	6	10.1	6	10.1	59
12	31	81.6	4	10.5	3	7.9	38
13	185	92.5	2	1.0	13	6.5	200
14	73	80.2	11	12.1	7	7.7	91
15	177	94.7	8	4.3	2	1.0	187
Subtotal	513	89.2	31	5.4	31	5.4	575
Total	2,571	87.7	213	7.3	147	5.0	2,931

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CONDITION OF HOUSING BY BLOCK¹

- 50% OR MORE OF DWELLING UNITS DELAPIDATED
- 50% OR MORE OF DWELLING UNITS DETERIORATED & DELAPIDATED

— NEIGHBORHOOD BOUNDARIES

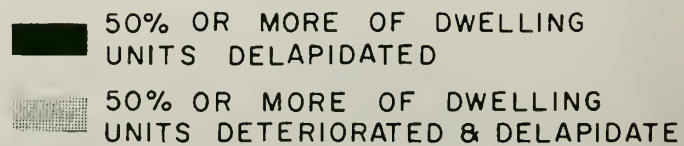
¹BY PERCENTAGE IN FRINGE AREA NEIGHBORHOODS

SOURCE: SURVEY BY DIVISION OF COMMUNITY PLANNING
APRIL 1967

DUNN NORTH CAROLINA



CONDITION OF HOUSING BY BLOCK¹



— NEIGHBORHOOD BOUNDARIES

¹BY PERCENTAGE IN FRINGE AREA NEIGHBORHOODS



It can be noted from the preceding table that most of the substandard housing in corporate Dunn is located in Neighborhoods 2, 3, 8, and 9. In the fringe area, Neighborhoods 11, 12, and 14 are most affected by substandard housing.

NEW HOUSING CONSTRUCTED

New residential construction is indicated on the New Housing Constructed Map and Table V. New residential construction has a tendency to develop in areas free from blight. During 1966 most of the new housing in Dunn occurred in Neighborhood 7 where there are no substandard dwelling units. This information is not available for the fringe area; however, most of the new construction took place in Neighborhood 15.

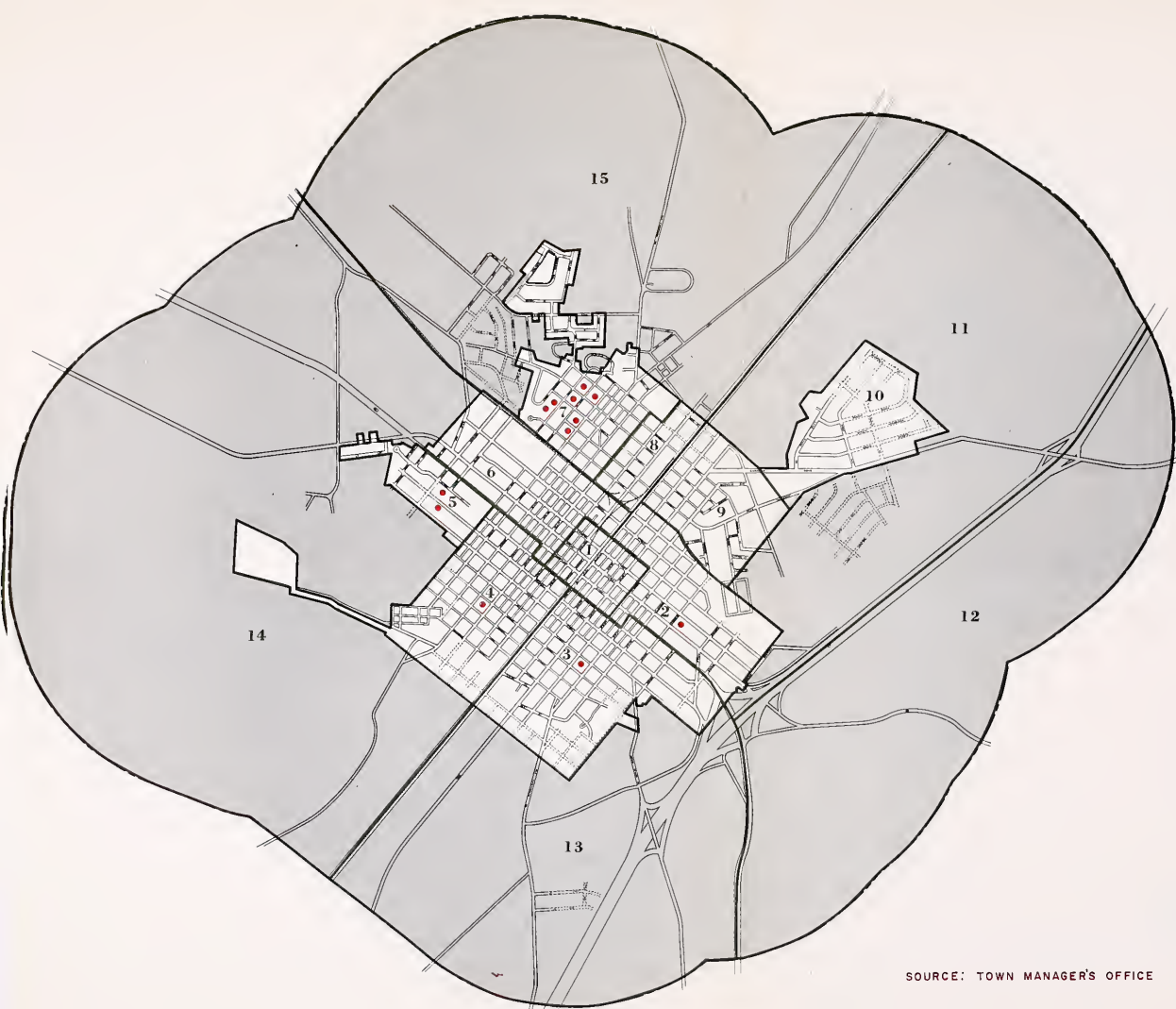
TABLE V
NEW HOUSING CONSTRUCTED, 1966

<u>Neighborhood</u>	<u>No. of New Units</u>	<u>% of Total No. of Units</u>
1	0	0
2	1	8.3
3	1	8.3
4	1	8.3
5	2	16.8
6	0	0
7	7	58.3
8	0	0
9	0	0
10	0	0
Total	12	100.0%

Source: Office of Town Manager.

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INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

NEW HOUSING CONSTRUCTED
1966

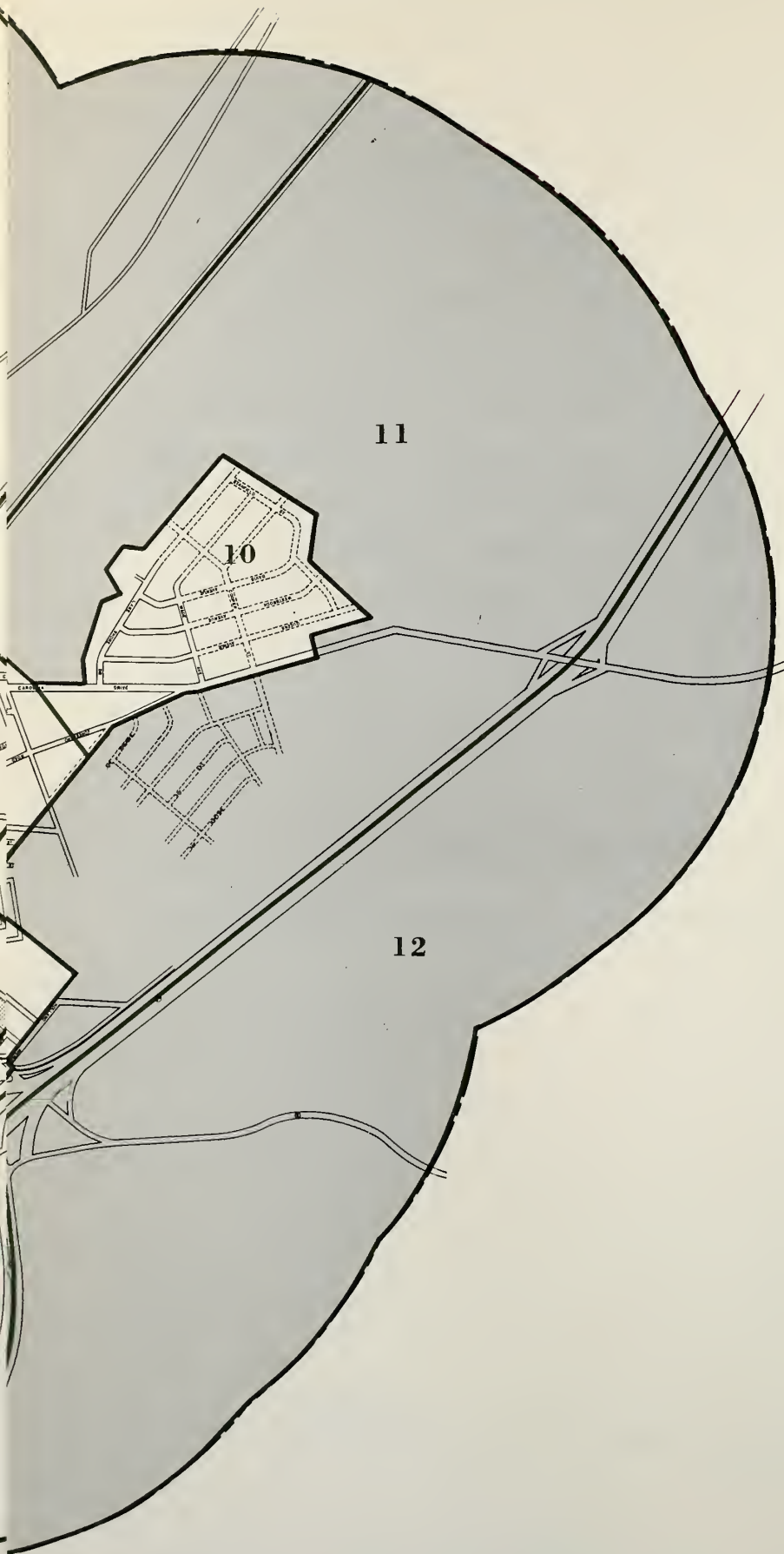
• ONE HOUSE

SOURCE: TOWN MANAGER'S OFFICE

— NEIGHBORHOOD BOUNDARIES

DUNN NORTH CAROLINA

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INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

NEW HOUSING CONSTRUCTED
1966

• ONE HOUSE

SOURCE: TOWN MANAGER'S OFFICE

— NEIGHBORHOOD BOUNDARIES

INCOME



Economic factors that contribute to blight in Dunn will be discussed in the following terms:

1. Family Income
2. Value of Owner-Occupied Dwelling Units
3. Renter-Occupied Housing and Average Monthly Rent of Renter-Occupied Housing

FAMILY INCOME

Table VI represents family income in Dunn. According to the national average, \$3,000 per year is said to be the point that separates poverty from non-poverty families. Using this standard, 917 families are in the poverty income bracket in Dunn. This represents almost 50 percent of the total families. There is often a reasonable amount of correlation between this figure and 30 percent of substandard housing as indicated by the combination of deteriorated and dilapidated housing units in Table IV.

TABLE VI
FAMILY INCOME FOR THE TOWN OF DUNN

<u>Family Income</u>	<u>Total No. of Families</u>
Under \$1,000	321
\$1,000 - \$2,999	596
\$3,000 - \$4,999	414
\$5,000 - \$6,999	258
\$7,000 - \$9,999	145
\$10,000 or more	133
Median Family Income	3,083

Source: U. S. Census of Population, 1960.

VALUE OF OWNER-OCCUPIED HOUSING AND MONTHLY RENT

Table VII provides a breakdown of the value of owner-occupied housing in Dunn and Table VIII provides a breakdown of the monthly rent of renter-occupied housing.

TABLE VII
VALUE OF OWNER-OCCUPIED HOUSING

<u>Value</u>	<u>No. of Units, 1960</u>
Less than \$5,000	236
\$5,000 - \$9,900	357
\$10,000 - \$14,900	266
\$15,000 - \$19,900	90
\$20,000 - \$24,900	39
\$25,000 or more	8
Vacant	28
Total Owner-Occupied Units	1,024
Median Rent in Dollars	\$8,600

TABLE VIII
MONTHLY RENT OF RENTER-OCCUPIED HOUSING

<u>Rent</u>	<u>No. of Units, 1960</u>
Less than \$20	8
\$20 - \$39	341
\$40 - \$59	402
\$60 - \$79	250
\$80 - \$99	73
\$100 - \$119	24
\$120 or more	--
No Cash Rent	68
Renter-Occupied Housing Units	1,166
Median Rent in Dollars	\$50

Source: 1960 U. S. Census of Housing.

FIFTEEN PERCENT INTERNAL SURVEY OF BLIGHTED HOUSING

A 15 percent survey of blighted housing in April, 1967, revealed the following statistical data. (It should be noted that this is a survey of blighted housing only.) Neighborhoods 5, 6, 7, and 10 are excluded from this survey because of their low rates of substandard housing. These figures will be discussed in a later section of this report.

TABLE IX
FIFTEEN PERCENT SAMPLE SURVEY OF SUBSTANDARD HOUSING

Neighborhoods:	2	3	4	8	9	11 and 12	13 and 14	15
Renter Occupied Housing	69%	80%	50%	89%	66%	50%	60%	100%
Nonwhite residents	100%	100%	100%	100%	100%	50%	40%	
Number of rooms per household								
1								
2								
3								
4 or more	31%	40%	25%	67%	34%			
No running water in unit		40%	25%	22%		25%	40%	50%
Only cold water in unit	88%	40%	50%	67%	78%	75%	60%	50%
No flush toilet in unit		50%	75%	22%		75%	80%	100%
No bathtub or shower in unit	63%	67%	50%	89%	66%	100%	100%	100%
Water from individual well		50%	25%	33%		100%	100%	100%
Family income of less than \$3,000	94%	100%	75%	100%	89%	75%	100%	100%
Percent of residents females	58%	61%	52%	56%	53%	54%		
Percent of residents under 15 years old	30%	60%	47%	40%	56%			
Percent of residents over 65 years old	24%	9%	19%	20%	6%			
Value of owner-occupied housing								
Under \$5,000	100%	100%	100%	75%	100%	100%	100%	

ENVIRONMENTAL CONDITIONS



Deteriorating environmental conditions are often one of the more observable means of identifying blight but there are some environmental conditions associated with blight that cannot be observed readily until blight becomes firmly rooted in an area. Therefore, environmental conditions not only delineate the blighted areas but also, and this is very important, they indicate the areas where there is present blighting factors although such areas may not have reached the point that they are visually blighted. The following indicators of blight will be discussed in this report:

1. Fire occurrences.
2. Vehicle and pedestrian accidents.
3. Narrow and unpaved streets.
4. Mixed land uses.
5. Inadequate recreation and school facilities.
6. Heavy traffic volumes.
7. Overcrowding within dwelling units.
8. Plumbing deficiencies.

The preceding factors will be discussed separately for each neighborhood. The higher the incidence of each factor, the higher the likelihood of blight.

FIRE OCCURRENCES

Even though fires can occur anywhere, they are more likely to strike areas with inadequate heating facilities and electrical wiring. Moreover, buildings are more susceptible to fires when an accumulation of rubbish is present to offer combustible material. Fire occurrences are indicated on Table X and the Fire Occurrences Map. Low incidence of major residential fires¹ is due in several cases to the low value of some of the blighted homes that burned.

¹ Damage in excess of \$100.

TABLE X
MAJOR FIRE OCCURRENCES, JANUARY 1 - DECEMBER 31, 1966¹

Neighborhood	Occurrences	% of Town Total	Occurrences Per 100 Occupied Dwelling Units
1	2	8.7	7.4
2	4	17.5	1.0
3	8	34.8	1.7
4	0	0	---
5	1	4.3	.6
6	1	4.3	.4
7	2	8.7	.6
8	0	0	---
9	5	21.7	1.7
10	0	0	---
Total	23	100	1.0

Source: Office of Town Manager.

¹ Damage to property in excess of \$100 or personal injury.



DUNN
NORTH CAROLINA

800 0 800 1600 2400
SCALE IN FEET



INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

MAJOR FIRE OCCURRENCES
JANUARY 1—DECEMBER 31, 1966¹

• ONE FIRE

¹DAMAGE IN EXCESS OF \$100.

SOURCE: OFFICE OF CITY MANGER.

— NEIGHBORHOOD BOUNDARIES

DUNN NORTH CAROLINA

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SCALE IN FEET



INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

M MAJOR VEHICLE AND PEDESTRIAN ACCIDENTS¹ 1966

- ONE PEDESTRIAN
- ONE VEHICLE
- FIVE VEHICLE

¹DAMAGE TO PROPERTY IN EXCESS
OF \$100. OR PERSONAL INJURY.

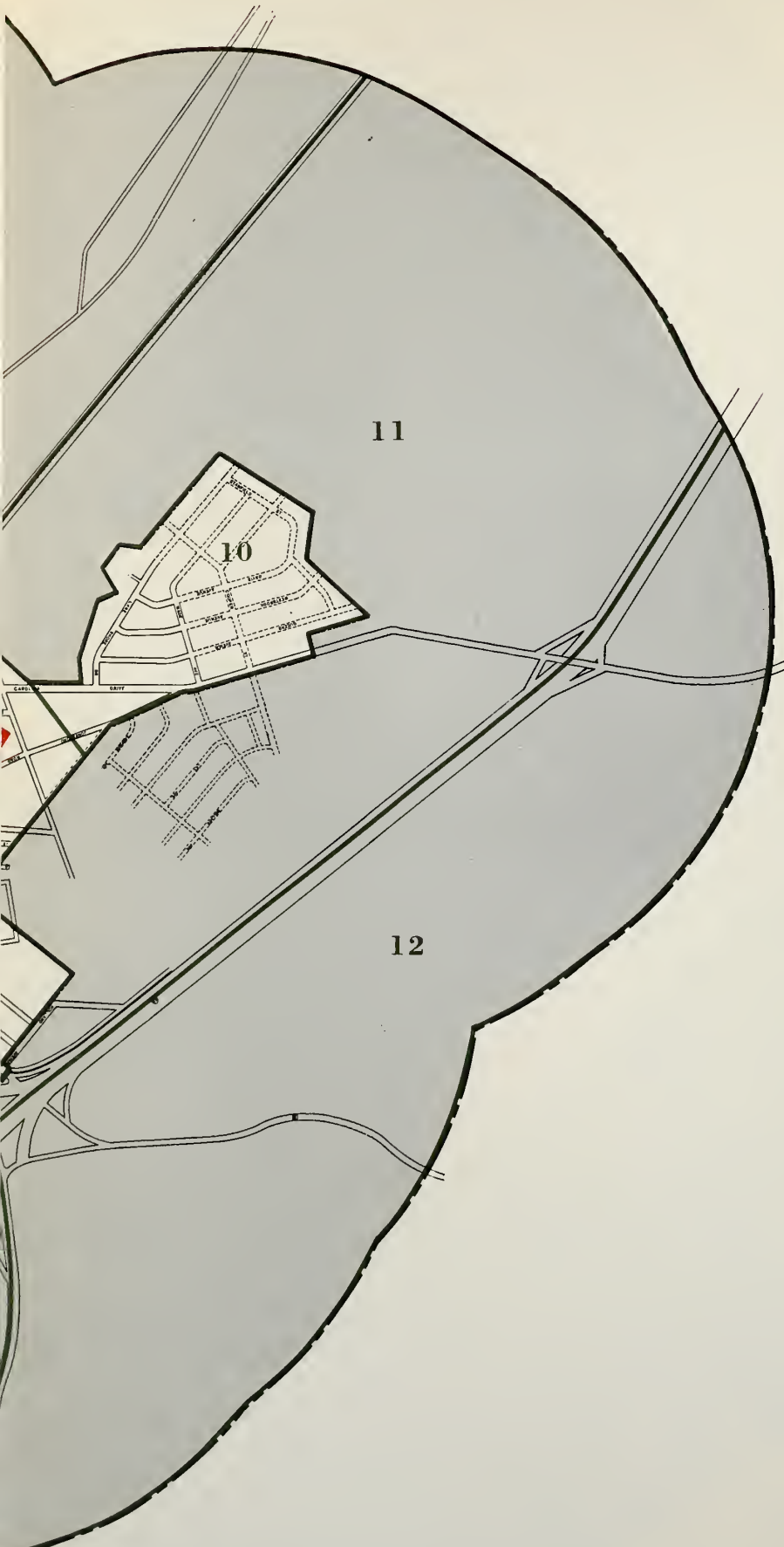
— NEIGHBORHOOD BOUNDARIES

SOURCE: DUNN POLICE DEPARTMENT



DUNN NORTH CAROLINA

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INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

M MAJOR VEHICLE AND PEDESTRIAN ACCIDENTS¹

1966

- ONE PEDESTRIAN
- ONE VEHICLE
- FIVE VEHICLE

¹DAMAGE TO PROPERTY IN EXCESS
OF \$100. OR PERSONAL INJURY.

— NEIGHBORHOOD BOUNDARIES

SOURCE: DUNN POLICE DEPARTMENT

VEHICLE AND PEDESTRIAN ACCIDENTS

Vehicle and pedestrian accident rates are generally higher in areas of inadequate streets, heavy traffic volumes, mixed land uses, and areas without sidewalks. Neighborhoods 1, 2, 3, 6, and 9 each had pedestrian accidents. While Neighborhoods 1, 2, 3, and 6 ranked highest in number of vehicle accidents, this high rate is due primarily to the heavy traffic volumes on the major streets in these neighborhoods. (See Vehicle and Pedestrian Accidents Map and Table XI.)

TABLE XI
MAJOR VEHICLE AND PEDESTRIAN ACCIDENTS¹

Neighborhood	No. of Accidents		Accidents Per 100 Occupied Dwelling Units
	Vehicle	Pedestrian	
1	70	5	278.0
2	15	1	4.2
3	18	2	4.3
4	7	0	2.8
5	4	0	2.6
6	49	1	20.5
7	11	0	3.0
8	1	0	.8
9	11	3	5.6
10	0	0	---
Total	186	12	8.6

Source: Dunn Police Department.

¹ Damage to property in excess of \$100 or personal injury.

NARROW AND UNPAVED STREETS

Streets with a right-of-way of less than 50 feet are considered too narrow for standard residential use. Neighborhoods 2, 3, 4, 6, 7, 8, and 9 all have streets with 40 feet rights-of-way. Neighborhoods 3, 4, 7, and 8 have approximately one-half of their streets laid out with 40 feet rights-of-way. (See Inadequate Rights-of-Way Map.)

Unpaved streets cause residents to lose pride and interest in their neighborhood because of the mud, dust, noise, and erosion that are products of such streets. Eventually, conditions reach a blighting point in such areas, as can be noted in Neighborhoods 2, 9, 8, and 4. (See Table XII and the Unpaved Streets and Inadequate Rights-of-Way Maps.)

TABLE XII
UNPAVED STREETS - MARCH, 1967

<u>Neighborhood</u>	<u>Unpaved Lineal Feet</u>	<u>Percent of Neighborhood Street Mileage</u>
1	0	0
2	7,200 ¹	21%
3	5,800	11%
4	9,600 ¹	25%
5	1,800	12%
6	0	0
7	1,200	2%
8	3,600	25%
9	6,000	25%
10	0	0

Source: Survey by the Division of Community Planning, March, 1967.

¹ Excludes cemetery streets.



DUNN NORTH CAROLINA

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SCALE IN FEET



INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

STREET SYSTEM

— UNPAVED STREETS

— NEIGHBORHOOD BOUNDARIES

SOURCE: SURVEY BY DIVISION OF COMMUNITY PLANNING
APRIL 1967



DUNN
NORTH CAROLINA

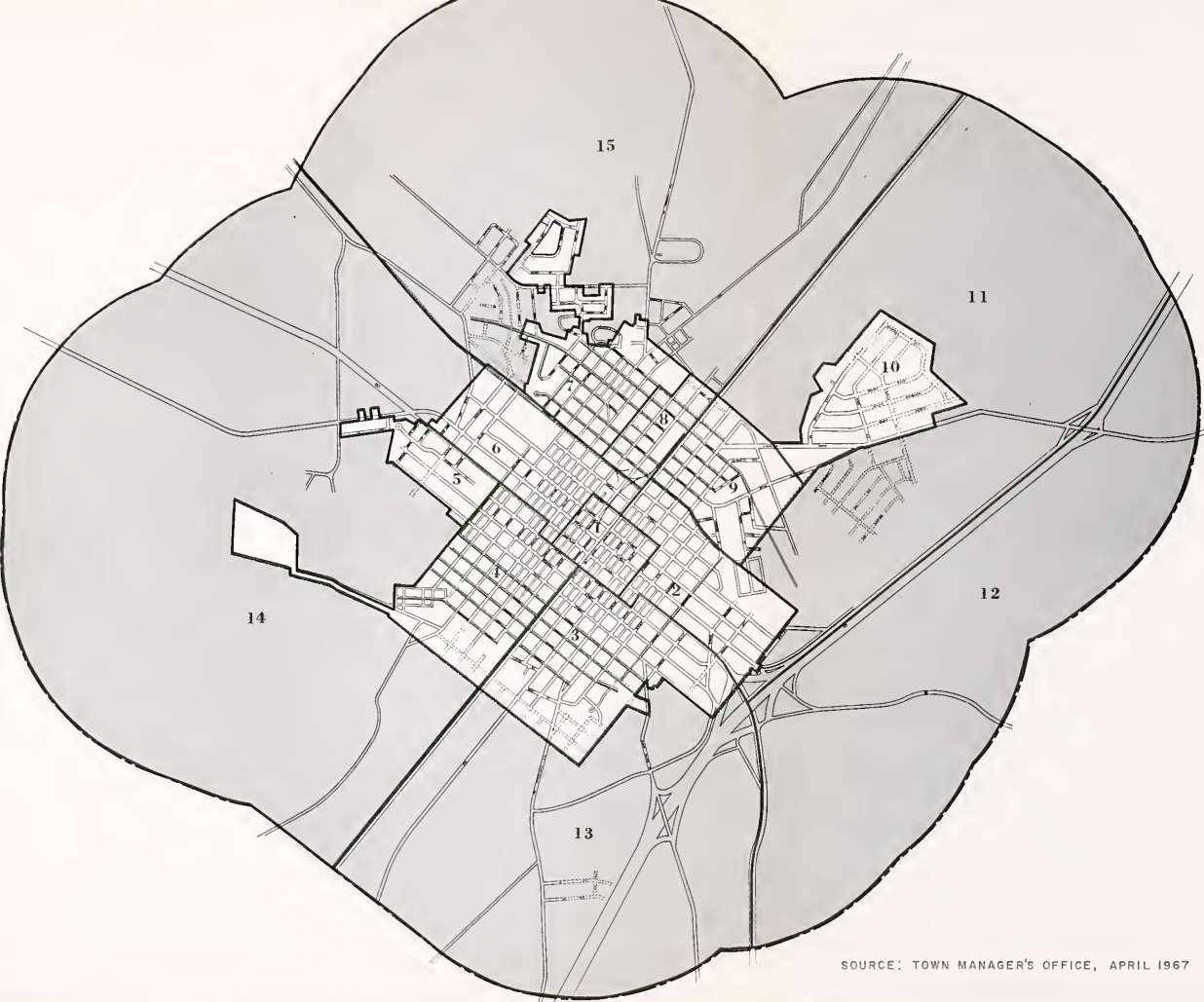
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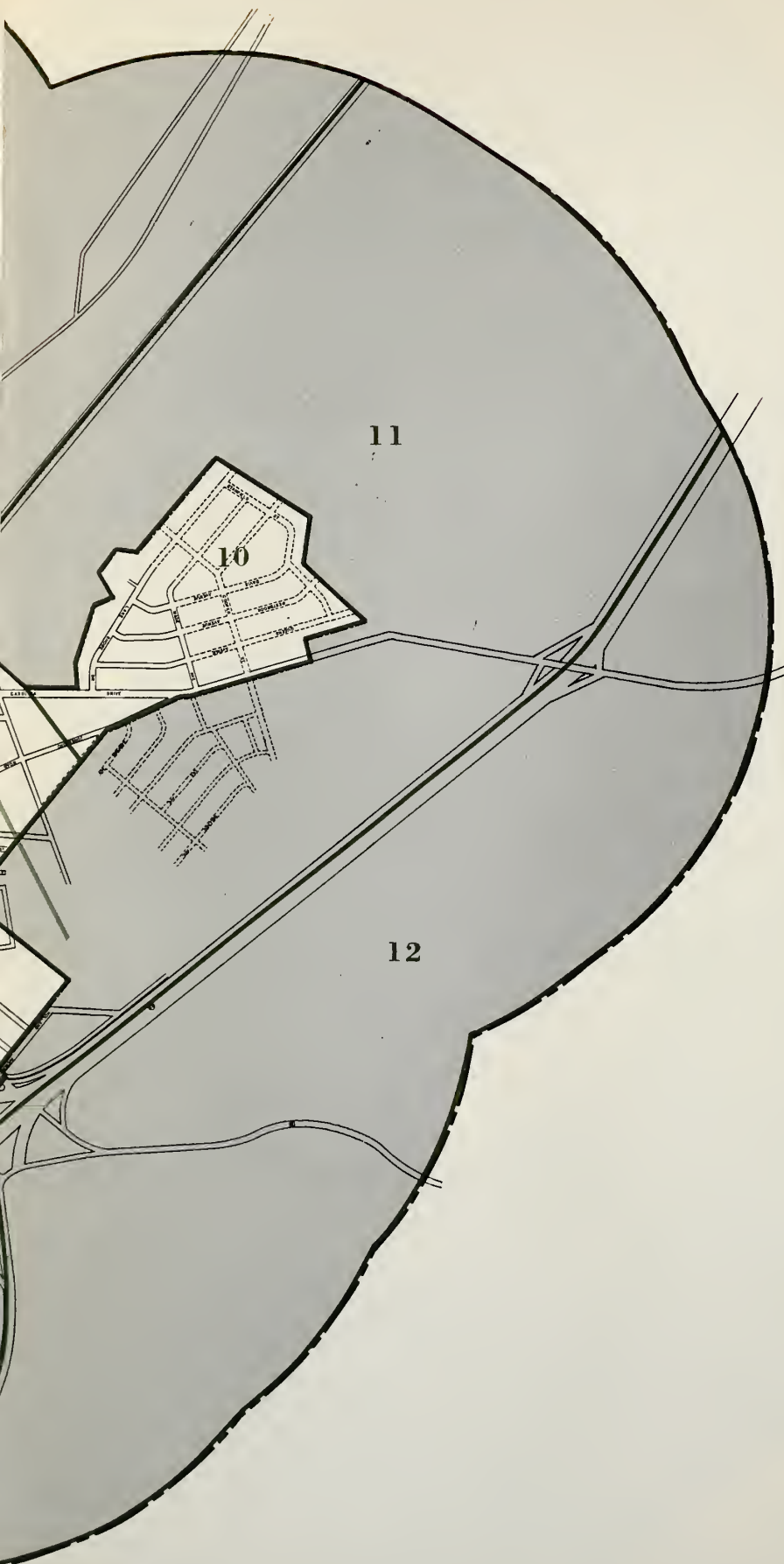
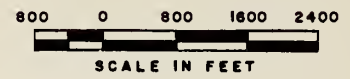
INFORMATION FOR THE FRINGE
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INADEQUATE RIGHTS OF WAY
STREETS WITH RIGHTS OF WAY
OF FORTY FEET OR LESS
NEIGHBORHOOD BOUNDARIES

SOURCE: TOWN MANAGER'S OFFICE, APRIL 1967



DUNN NORTH CAROLINA



INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

INADEQUATE RIGHTS OF WAY

STREETS WITH RIGHTS OF WAY
OF FORTY FEET OR LESS

NEIGHBORHOOD BOUNDARIES

SOURCE: TOWN MANAGER'S OFFICE, APRIL 1967

MIXED LAND USES

When industrial or commercial uses are mixed with residential uses, the results engender blight. Commercial and industrial uses often create noise, dirt, traffic congestion, and general ugliness. Under such circumstances, residents soon lose pride and conditions worsen.

In Dunn, Neighborhoods 2, 6, 8, and 9 are seemingly affected most by mixed land uses. (See Mixed Land Use Map.)

INADEQUATE RECREATION AND SCHOOL FACILITIES

Recreation Areas: Absence of adequate recreation facilities often terminates in juvenile delinquency which takes the form of mischief and crimes against both persons and property. Organized recreation areas are available at both Tyler Park in Neighborhood 6 and at Harnett High School in Neighborhood 9. In addition, a swimming pool is available at Tyler Park. Although several adjacent neighborhoods use these facilities, those neighborhoods farthest from the areas have no recreation areas within easy access. Most noted of these is Neighborhood 10, 3, 4, and 7. (See the Inadequate Recreation and School Facilities Map.)

Elementary Schools: Elementary schools should be ideally located so that they are within one-half mile of the majority of the children served by the schools. Most neighborhoods in Dunn are adequately served in this respect. Neighborhood 10 and several of the neighborhoods' outer limits are farther than one-half mile from an elementary school. (See the Inadequate Recreation and School Facilities Maps.)

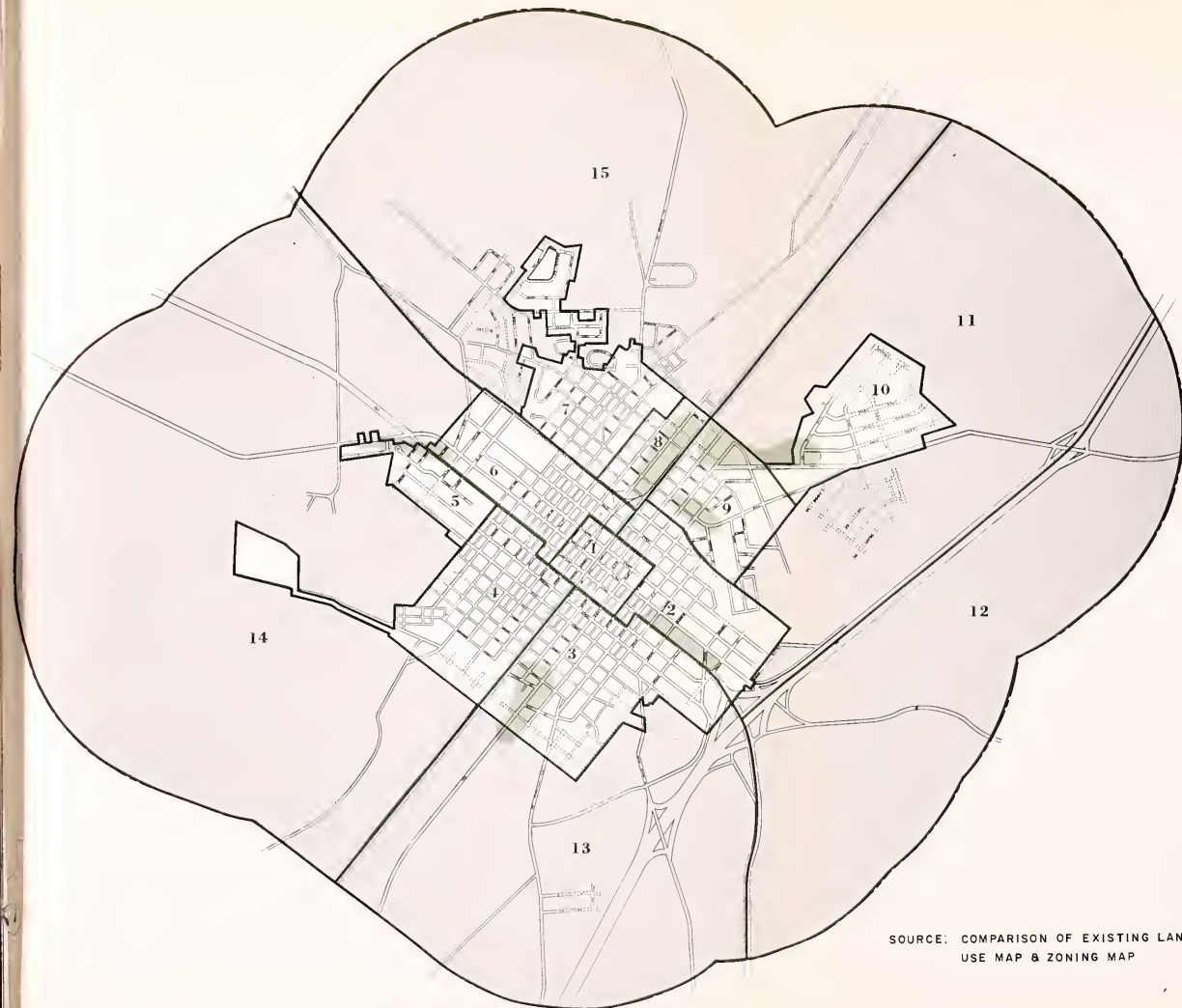
HEAVY TRAFFIC VOLUMES

Heavy traffic volumes in residential areas are often indicative of mixed land uses, noise, dust, litter, and generally unsafe and unhealthy conditions. Since many major highways traverse Dunn, several neighborhoods have streets with heavy traffic volumes. The Traffic Volume Map indicates that residential Neighborhoods 2, 3, 6, and 7 are aggravated most by heavy traffic. Although information is available for state maintained streets only, residents informed the surveyor that traffic volume was no major problem on other residential streets. (See Traffic Volume Map.)



DUNN
NORTH CAROLINA

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SCALE IN FEET



SOURCE: COMPARISON OF EXISTING LAND
USE MAP & ZONING MAP

MIXED LAND USE
1966

— AREAS OF MIXED LAND USE






— NEIGHBORHOOD BOUNDARIES

DUNN NORTH CAROLINA

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SCALE IN FEET



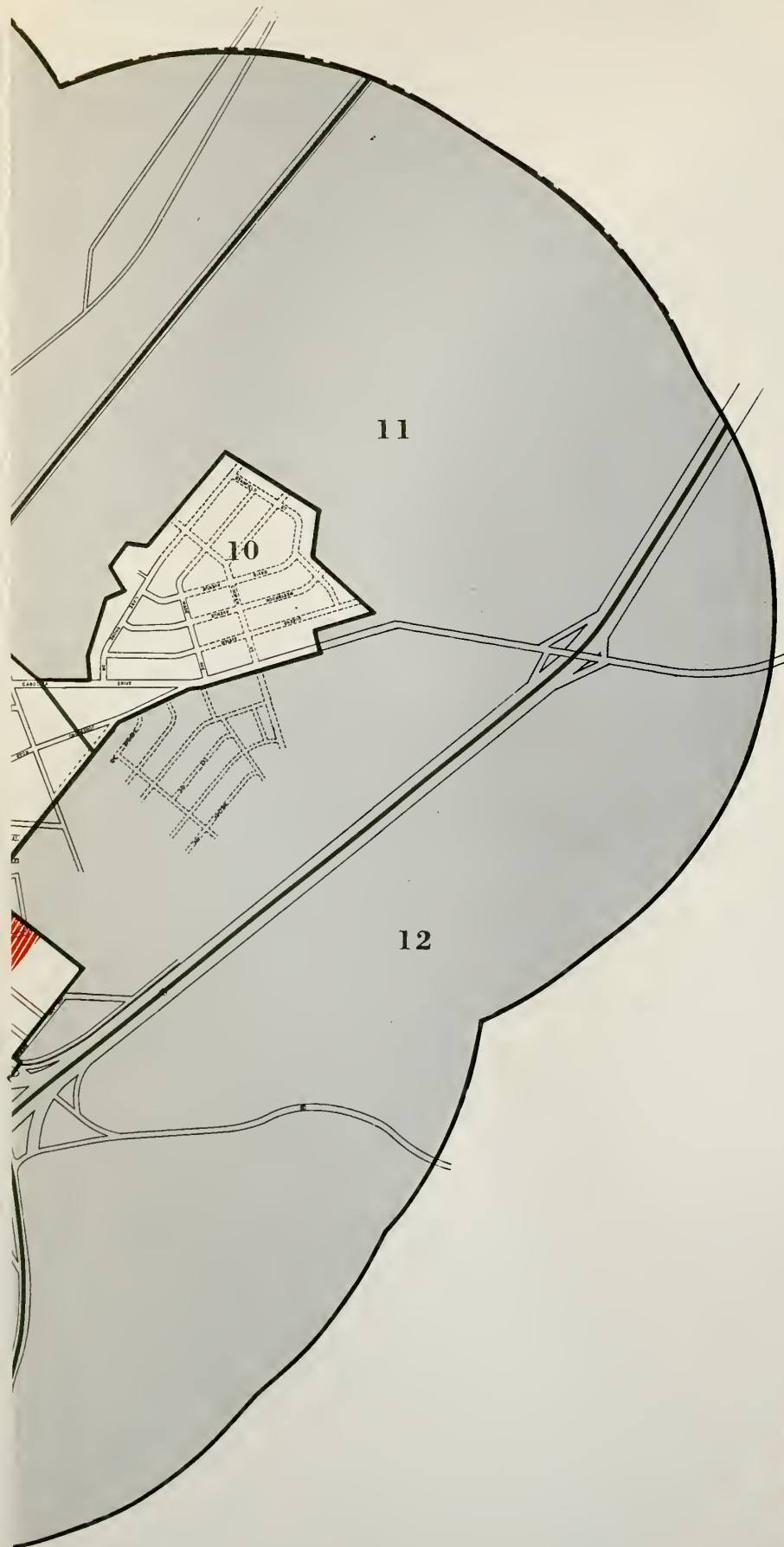
SCHOOLS & RECREATION AREAS

-  ELEMENTARY SCHOOL
-  HIGH SCHOOL
-  EXISTING SCHOOL PLAYGROUND
-  EXISTING PARK
-  PROPOSED RECREATION AREA

— NEIGHBORHOOD BOUNDARIES

DUNN NORTH CAROLINA

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SCALE IN FEET



SCHOOLS & RECREATION AREAS



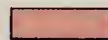
ELEMENTARY SCHOOL



HIGH SCHOOL



EXISTING SCHOOL PLAYGROUND



EXISTING PARK



PROPOSED RECREATION AREA

— NEIGHBORHOOD BOUNDARIE

OVERCROWDING WITHIN DWELLING UNITS

More than one person per habitable room is considered overcrowding. Table XIII is a summary of a 15 percent survey of substandard housing in Dunn. Neighborhoods 2, 4, and 8 all have an average dwelling units occupancy of more than one person per habitable room.

TABLE XIII
OVERCROWDING WITHIN DWELLING UNITS

Neighborhood	Avg. No. Rooms Per Household	Avg. No. Persons Per Household	Avg. No. Persons Per Room
1	---	---	----
2	3.8	4	1.05
3	3.7	3.5	.95
4	3.7	3.9	1.05
5	---	---	----
6	---	---	----
7	---	---	----
8	3.4	3.8	1.11
9	4.0	3.9	.98
10	---	---	----

Source: 15 Percent Survey of Substandard Housing by DCP, April, 1967.

PLUMBING DEFICIENCIES

According to a survey of substandard housing by the Division of Community Planning, Neighborhoods 2, 3, 4, 8, and 9 had plumbing deficiencies. (See Table XIV.)

TABLE XIV
PLUMBING DEFICIENCIES

Neighborhood	% Hot & Cold Water Inside	% Only Cold Water Inside	% Running Water On Property But Not Inside	% No Running Water	% Total
1					
2	12	88	--	--	100
3	--	40	20	40	100
4	25	50	25	--	100
5					
6					
7					
8	22	67	11	--	100
9	22	78	--	--	100
10					

Source: 15 percent survey of substandard housing by the Division of Community Planning, April, 1967.

SOCIAL CONDITIONS



Once substandard housing, poor economic conditions, and unsatisfactory environmental conditions have become established in a neighborhood, residents often become alienated from progressive or blight free neighborhoods. The results of such alienation often result in ill regard for the laws of both God and society. As a consequence of such attitudes, blighted areas often become even more blighted. Not all of the indexes of blight listed below are brought about by such circumstances but often higher rates of occurrence in blighted areas is indicative of this philosophy. The following social factors will be discussed:

1. Stillbirths and infant mortality
2. Tuberculosis
3. Illegitimate births
4. Venereal disease
5. Public welfare

STILLBIRTHS AND INFANT DEATHS

For purposes of the report, a stillbirth is a baby born dead and an infant mortality is a baby that dies when under one year of age.

Stillbirths and infant deaths may occur anywhere for any reasons not associated to blight, but the likelihood of such occurrences is enhanced by factors such as poor diet, unsafe and unhealthy environment, low family income, and other such factors often associated with blighted areas. It can be noted from Table XV that Neighborhoods 8 and 9 ranked highest in rate of stillbirths and infant deaths. (See Stillbirths and Infant Deaths Map.)

TABLE XV
STILLBIRTHS AND INFANT DEATHS

<u>Neighborhood</u>	<u>Cases (1966)</u>	<u>Cases Per 100 Occupied Dwelling Units</u>
1	0	0
2	1	.3
3	2	.4
4	1	.4
5	0	0
6	0	0
7	1	.3
8	1	.8
9	4	1.4
10	0	0
Totals	10	.4

Source: Harnett County Health Department.



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NORTH CAROLINA

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SCALE IN FEET



INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

STILLBIRTHS AND
INFANT DEATHS
1966
• ONE DEATH

— NEIGHBORHOOD BOUNDARIES

SOURCE: HARNETT COUNTY HEALTH DEPARTMENT.

DUNN NORTH CAROLINA



INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

TUBERCULOSIS CASES¹

- ONE ACTIVE CASE
- ONE NEW CASE

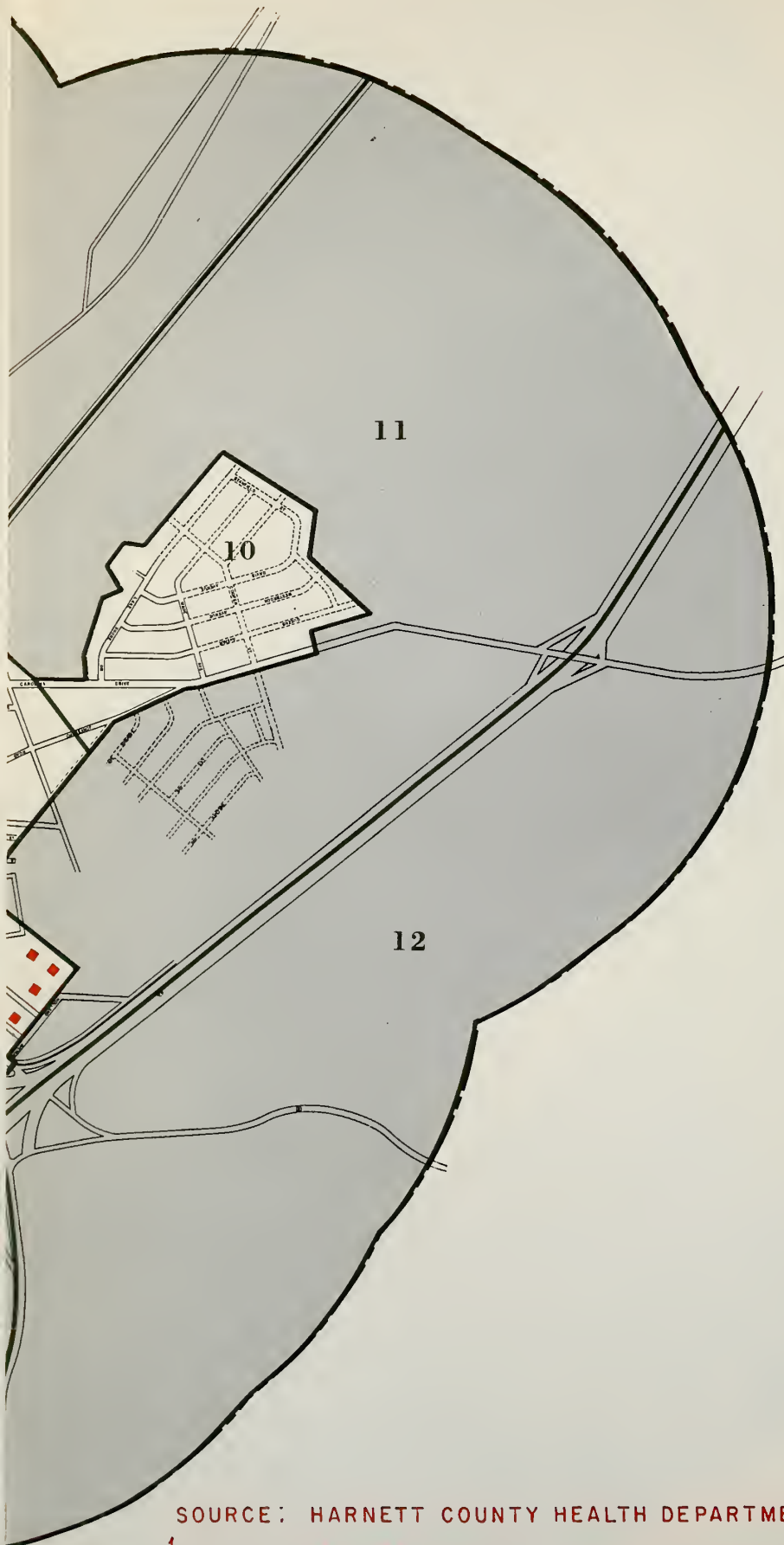
— NEIGHBORHOOD BOUNDARIES

SOURCE: HARNETT COUNTY HEALTH DEPARTMENT.
¹ACTIVE CASES ARE CASES STILL BEING TREATED IN
1967, AND NEW CASES ARE CASES THAT BEGAN
DURING 1966.



DUNN NORTH CAROLINA

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SCALE IN FEET



INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

TUBERCULOSIS CASES¹

- ONE ACTIVE CASE
- ONE NEW CASE

SOURCE: HARNETT COUNTY HEALTH DEPARTMENT.

¹ACTIVE CASES ARE CASES STILL BEING TREATED IN
1967, AND NEW CASES ARE CASES THAT BEGAN
DURING 1966.

— NEIGHBORHOOD BOUNDARIES

TUBERCULOSIS

Tuberculosis is most apt to strike in areas with such unhealthy conditions as overcrowding within dwelling units, poor heat, poor ventilation, and poor diet. Blighted areas are, consequently, havens for tuberculosis. Since residents of blighted areas work in all sections of town, this is not always a problem for blighted neighborhoods only. As shown on Table XVI and the Tuberculosis Cases Map, Neighborhoods 2 and 9 ranked highest in number and rate of cases.

TABLE XVI
TUBERCULOSIS CASES

Neighborhood	Number of Cases		Cases Per 100 Occupied Dwelling Units
	Active (1966)	New (1966)	
1	1	0	3.7
2	20	3	6.0
3	4	0	1.6
4	3	1	2.6
5	1	0	.6
6	1	0	.4
7	1	0	.3
8	3	0	2.4
9	8	3	3.8
10	0	0	---
Totals	42	7	2.13

Source: Harnett County Health Department.

ILLEGITIMATE BIRTHS

Illegitimacy is a major problem in many respects but one aspect of illegitimacy is of tremendous significance to the taxpayer in that the burden of support is often placed on his shoulders. It should be noted that Table XVII and the Illegitimate Births Map may be slightly inaccurate because some cases of illegitimacy are not reported or occur out of the area even though the mother resides in the neighborhood. The quality of public records on illegitimacy is probably inversely proportional to family income. High incidence of illegitimacy points out the significance of alienation from society which is often common in blighted areas.

TABLE XVII
ILLEGITIMATE BIRTHS

<u>Neighborhood</u>	<u>Cases (1966)</u>	<u>Cases Per 100 Occupied Dwelling Units</u>
1	0	0
2	9	2.3
3	2	.4
4	5	2.0
5	0	0
6	1	.4
7	2	.6
8	5	4.0
9	12	4.2
10	0	0
Totals	36	1.5

Source: Harnett County Health Department.



DUNN
NORTH CAROLINA

600 0 600 1200 2400
SCALE IN FEET



INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

ILLEGITIMATE BIRTHS
1966

• ONE ILLEGITIMATE BIRTH

SOURCE: HARNETT COUNTY HEALTH DEPARTMENT.

— NEIGHBORHOOD BOUNDARIES

DUNN NORTH CAROLINA

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SCALE IN FEET



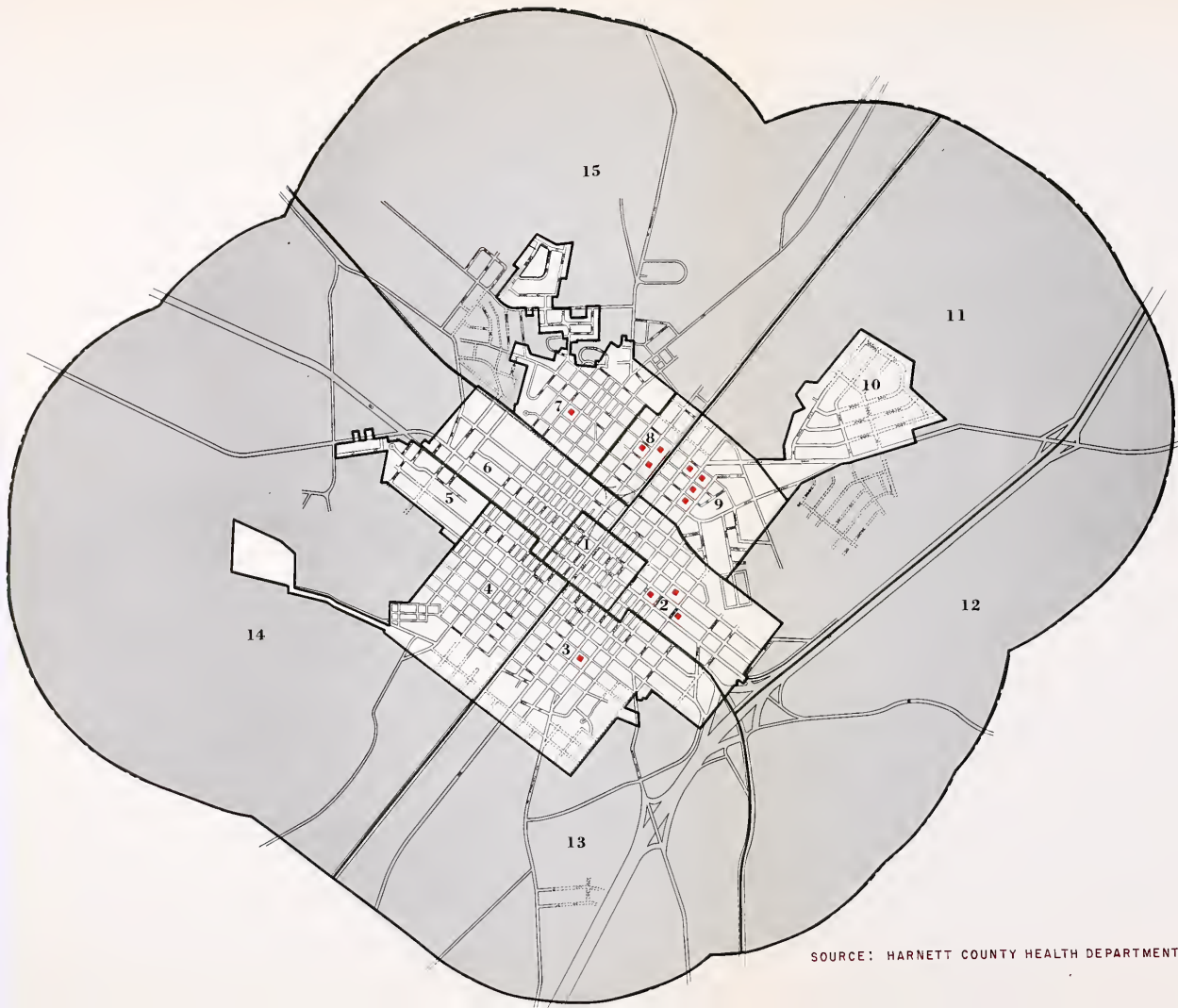
INFORMATION FOR THE FRINGE
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VENEREAL DISEASE
1966

■ ONE CASE

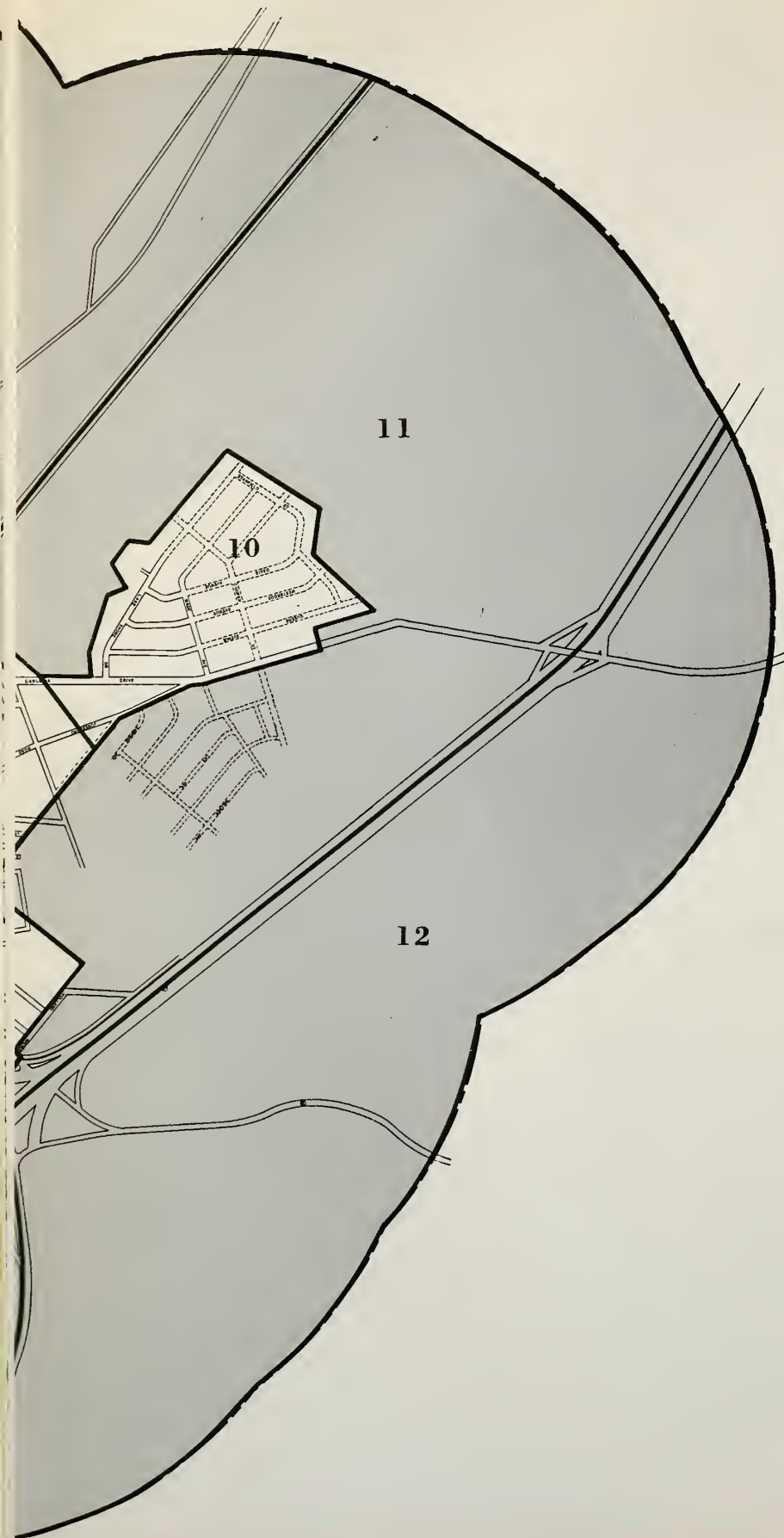
SOURCE: HARNETT COUNTY HEALTH DEPARTMENT.

— NEIGHBORHOOD BOUNDARIES



DUNN NORTH CAROLINA

800 0 800 1600 2400
SCALE IN FEET



INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

VENEREAL DISEASE
1966

■ ONE CASE

SOURCE: HARNETT COUNTY HEALTH DEPARTMENT.

— NEIGHBORHOOD BOUNDARIE

VENEREAL DISEASE

Venereal disease often indicates poor health conditions wherever they occur but, like tuberculosis, certain types can be transmitted to innocent people in non-blighted areas. Neighborhoods 2, 8, and 9 are most affected by venereal disease cases.

TABLE XVIII
VENEREAL DISEASE

<u>Neighborhood</u>	<u>Cases (1966)</u>	<u>Cases Per 100 Occupied Dwelling Units</u>
1	0	--
2	3	.78
3	1	.22
4	0	--
5	0	--
6	0	--
7	1	.28
8	3	2.40
9	4	1.40
10	0	--
Totals	12	.52

Source: Harnett County Health Department.

PUBLIC WELFARE

Location of welfare recipients is generally another indication of poor social and economic conditions that result in blight. Such recipients generally reside where the cost of rent is cheap and such neighborhoods are often unhealthy and unsafe.

For purposes of this report, three types of aid are listed separately in Table XIX and the Public Welfare Cases Map. Cases are indicated separately because the prerequisites for one type of aid are often different from those of another. For example, Old Age Assistance might be given to residents of a rest home, yet this area would have no blighting factors. On the other hand, Aid to the Permanently and Totally Disabled generally goes to recipients who are living in low income areas. The three types of aid are:

OAA - Old Age Assistance

APTD - Aid to the Permanently and Totally Disabled

ADC - Aid to Families with Dependent Children

TABLE XIX
PUBLIC WELFARE CASES

Neighborhood	OAA ¹	APTD ²	ADC ³	Total Cases	Cases Per 100 Occupied Dwelling Units
1	2	--	--	2	7.4
2	40	20	30	90	23.5
3	20	13	9	42	9.0
4	9	2	5	16	6.5
5	1	1	--	2	1.3
6	12	3	5	20	8.2
7	4	2	1	7	1.9
8	21	11	11	43	34.4
9	20	8	19	47	16.3
10	--	--	--	--	--
Totals	129	60	80	269	11.7

Source: Harnett County Welfare Department.

¹ Old Age Assistance.

² Aid to the Permanently and Totally Disabled.

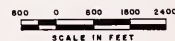
³ Aid to Families with Dependent Children.







DUNN NORTH CAROLINA



INFORMATION FOR THE FRINGE
AREA NOT AVAILABLE."

PUBLIC WELFARE CASES¹

- ONE CASE
- TEN CASES

— NEIGHBORHOOD BOUNDARIES

SOURCE: HARNETT COUNTY WELFARE DEPARTMENT
¹AS OF MARCH 1, 1967



CONDITION OF NEIGHBORHOODS





This part of the study analyzes the general conditions within each neighborhood. The following factors are discussed in connection with each neighborhood:

1. Location of the neighborhood.
2. Land use characteristics and zoning.
3. School and recreation facilities.
4. Population characteristics.
5. General character of the neighborhood.
6. Factors that contribute to blight.
7. Neighborhood rank.
8. Recommendations for upgrading.

Neighborhood ranking is explained on page 77 and Table XX is provided to indicate the factors influencing rank.

Neighborhood 1

Neighborhood 1 is the Central Business District. Since a separate study of the CBD has been done by the Dunn Planning Board with the technical assistance of the Division of Community Planning, this neighborhood will not be discussed. However, statistical data has been compiled in previous sections and the neighborhood is ranked on Table XX.

Neighborhood 2

Location: Neighborhood 2 is located in eastern Dunn, bounded on the west by the Central Business District and the Atlantic Coast Line Railroad, on the north by Carr Street and the corporate limits, on the east by the corporate limits, and on the south by Cumberland Street. Major thoroughfares include Harnett Street, Clinton Avenue (U. S. 301), Broad Street, and Cumberland Street (U. S. 421 - N. C. 55).

Land use characteristics and zoning: There are four zoning classifications in Neighborhood 2 which permit two major types of land uses -- residential and commercial. Due to the wide range of zoning in the neighborhood, nonconforming uses are limited. Most of the neighborhood is devoted to high density residential use (often more than 5 dwelling units per acre) with Convenience Commercial areas located along Broad Street.

School and recreation facilities: Neither a school site nor recreation facility is located in Neighborhood 2; however, both Harnett Elementary and Harnett High Schools and Magnolia Avenue Elementary School are located within one-half mile of the neighborhood. The Recreation Commission sponsors organized recreation activities at Harnett High School.

Population characteristics: Neighborhood 2 has an estimated population of 1,300 which is 16.1 percent of Dunn's total population. The northeastern section of the neighborhood is nonwhite, while the southern section along Broad Street is white.

General character of the neighborhood: This neighborhood is densely populated except for the area around Resthaven Cemetery in the northeast. Many of the homes are substandard. This is particularly true in the nonwhite section in the northeastern part of the neighborhood.

Factors that have contributed to blight in this neighborhood:

1. Heavy traffic volumes along several residential streets (Broad Street and Clinton Avenue).
2. Unpaved streets (Lee Avenue, Wilmington Avenue, Washington Avenue, North Vance Street, and North Cleveland Street). This is 21 percent of the total neighborhood streets.
3. Forty-two percent substandard dwelling units.
4. Wilmington Avenue and Carr Street have inadequate rights-of way.
5. Sixty-nine percent of the sample survey of substandard dwellings are renter-occupied.
6. Twenty-four percent of the sample survey of substandard dwellings' residents are beyond the working age of 65. Fifteen percent of these residents are under 5. Another 15 percent are under 15.
7. Over 17 percent of the town's residential fires occur in Neighborhood 2. This is 1 fire per every 100 occupied dwelling units.
8. Eighty-eight percent of the sample survey of substandard dwelling units have inadequate plumbing.
9. There are 6 tuberculosis cases in every 100 dwelling units.

10. There is more than one person per habitable room in the sample survey of substandard dwelling units.

Neighborhood rank: Neighborhoods are ranked from 1-10. Neighborhood 2 ranks 9. (One is the least blighted and 10 is the most blighted.)

Recommendations:

1. Wilmington Avenue and Carr Streets' rights-of-way should be increased from 40 to 50 feet to provide for future pavement widths.
2. Lee, Wilmington, Washington, Vance, and Cleveland Streets should be paved, curbed, and guttered.
3. By strict enforcement of the zoning ordinance, no further commercial activities should be permitted in residential areas.
4. Buffers such as shrubs or fences (similar to that around the Tastee Freeze) should be provided to separated mixed land uses.
5. Lee Avenue should be extended in accordance with the Thoroughfare Plan in order to improve traffic circulation around the neighborhood and to divert through traffic from residential areas.
6. The Land Development Plan has previously pointed out the following factors that influence the spread of blight in Neighborhood 2:

Mixed land uses: both commercial and industrial.

Poor maintenance.

Sections of deteriorating rental property of inadequate size and minimum construction influencing the spread of blight to surrounding properties.

Street pattern conducive to through traffic.

Unimproved streets.

Lack of public facilities.

Generally shabby appearance.

7. It is recommended that part of this neighborhood be considered for redevelopment under funds available on a 3/4 Federal grant. This area should include East Vance, East Edgerton, and East Harnett Streets and North Lee, Sampson, and Wilmington Streets. Public housing is recommended to provide for displaced families. (See Treatment Areas Map on page 85.)

Neighborhood 3

Location: Neighborhood 3 is located adjacent to the southeast side of the Central Business District and Cumberland Street. It is bounded on the west by the Atlantic Coast Line Railroad and on the south and east by the corporate limits. Major thoroughfares include Clinton Avenue (U. S. 301) and Cumberland Street (U. S. 421 - N. C. 55).

Land use characteristics and zoning: Except for an industrial zone along the Atlantic Coast Line Railroad and commercial zones along Broad and Divine Streets in the northern section of the neighborhood, Neighborhood 3 is zoned residential. Undeveloped land lies along both the southern and eastern boundaries of the neighborhood near the corporate limits. The remainder of the neighborhood is densely developed with residential land uses. There are several nonconforming commercial uses mixed among residential uses throughout the neighborhood.

School and recreation: Although the Recreation Commission sponsors no organized recreation activities in Neighborhood 3, Magnolia Avenue Elementary School lies near the heart of the neighborhood and is often used as a play area.

Population characteristics: Neighborhood 3 contains an estimated 1,570 residents which is 20 percent of the town's total. This is the most populous neighborhood in the city. Most of the residents are white although the area along the railroad track is populated with nonwhite residents.

General character of the neighborhood: Neighborhood 3 contains mostly standard housing even though the homes are often over 20 years old. Many of the homes that are dilapidated are vacant. The majority of the neighborhoods' substandard housing lies along the railroad track to the west.

Factors that have contributed to blight in this neighborhood:

1. Heavy traffic volumes along Clinton Avenue, Spring Branch Road, and Cumberland Street.
2. Unpaved streets include Little, Wilmington, and Magnolia Avenues and Bay, Canary, Godwin, Duke and Cooke Streets.
3. Twenty-three percent substandard dwelling units.
4. East Bay, East Canary, East Godwin, and East Duke Streets have inadequate rights-of-way and pavement widths.
5. Eighty percent of the residents of substandard housing in the sample survey are renters.
6. One hundred percent of the substandard dwelling units in the sample survey have some form of inadequate plumbing. Forty percent of these units have no running water on the property.
7. Approximately 70 percent of the residents of the sample survey of substandard housing are nonworkers (too old or too young for employment).
8. Almost 35 percent of Dunn's residential fires occur here. This is 1.7 fires per each 100 occupied homes. The town average is but 1 fire per 100 occupied dwelling units.

9. Eleven percent of the neighborhood street mileage is unpaved.
10. There are 1.6 tuberculosis cases per each 100 occupied homes. The town average is 1.8 cases per 100 occupied homes.
11. The Land Development Plan has previously pointed out the following concerning Neighborhood 3:

Neighborhood 3 is a district of sound development. However, disturbing signs are evident indicating that deterioration is beginning to take its toll. In some areas, particularly along Cumberland and Clinton, blighting is beginning to have an effect due to the proximity of traffic movement on the highway routes and the intrusion of commercial enterprises upon residential uses. Some structures are beginning to show the effects of age, while others suffer from marginal maintenance. The general appearance is pleasant but here and there throughout the neighborhood there are places where more attention would pay great dividends. The traffic pattern tends to promote through traffic, adding hazards where they are not necessary. Lack of adequate space for recreation and lack of public facilities gives the neighborhood an additional disadvantage.

Factors influencing the blight of this district are as follows:

- Mixed land uses.
- Lack of maintenance.
- Some properties too small for intended use.
- Located adjacent to traffic generators.
- Street pattern encouraging to through traffic.
- Unimproved streets.
- Influence of conditions of structures one upon another.

Neighborhood rank: The neighborhoods are ranked from 1-10.

Neighborhood 3 ranks 7. (One is the least blighted and 10 is the most blighted.)

Recommendations:

1. In accordance with the Thoroughfare Plan, Lee Avenue and Canary Street should be extended in order to improve traffic circulation.
2. Residential development should be discouraged in the industrial area along the Atlantic Coast Line Railroad.
3. East Bay, East Canary, East Godwin, and East Duke Streets should have their rights-of-way increased from 40 to 50 feet and pavements should also be widened.
4. Little, Wilmington, Magnolia, Bay, Canary, Godwin, Duke, and Cooke Streets should be paved, curbed, and guttered.
5. Sidewalks should be installed by the town along the streets around Magnolia Avenue Elementary School. Clinton Avenue needs a sidewalk extending from the Central Business District past the school.

Neighborhood 4

Location: Neighborhood 4 is bounded on the east by the Atlantic Coast Line Railroad, on the north by Divine and Cumberland Streets, and on the west and south by the corporate limits. Cumberland Avenue and Ellis and McKay Streets are major thoroughfares within the neighborhood.

Land use characteristics and zoning: The eastern section of Neighborhood 4 along the railroad is zoned for industry; however, a large portion of this area is vacant. Except for the commercial areas along Cumberland Street, the remainder of the neighborhood is zoned for residential use. Vacant land is abundant along the southern and western boundaries of the neighborhood adjacent to Greenwood Cemetery, and the corporate limits and the new hospital site.

Population characteristics: Neighborhood 4 contains an estimated 840 residents which is 11 percent of the town's total population. Most of these residents are white and live in the northern section of the neighborhood.

School and recreation: There is neither a school site nor a town organized recreation area in Neighborhood 4. Tyler Park, a municipal recreation area, lies northwest and is within one-half mile walking distance for most residents. Both Magnolia Avenue Elementary School to the east and Wayne Avenue Elementary School to the northwest are within one-half mile walking distance for most residents.

General character of the neighborhood: Neighborhood 4 contains mostly white families living in standard housing in the northern section of the neighborhood. These homes are often in excess of 20 years old and they are in good condition and well maintained, but care should be taken since aged homes are potential blight factors. The southern section of the neighborhood near the corporate limits is occupied by nonwhite residents living in substandard housing for the most part.

Factors that have contributed to blight in this neighborhood:

1. Heavy traffic volume along Cumberland Street.
2. Unpaved streets (South Fayetteville, South King, South Layton, South Ellis and South Orange Avenues and parts of Bay, Canary, Godwin, Duke, and Greenwood Streets.
3. Sixteen percent substandard housing.
4. West Bay, West Canary, West Godwin, West Duke, and Greenwood Streets have inadequate rights-of-way and pavement widths.
5. Residential development occurs along the Atlantic Coast Line Railroad in an existing industrial zone.

6. Fifty percent of the substandard homes in the sample survey are renter-occupied.
7. Seventy-five percent of the substandard homes in the sample survey have inadequate plumbing. Twenty-five percent of these homes have no running water inside.
8. Twenty-five percent of the substandard homes in the sample survey are not using the municipal water and sewerage systems.
9. Seventy-five percent of the substandard homes in the sample survey have family incomes of less than \$2,000.
10. Sixty-six percent of the residents in the substandard homes sample survey are not of working age (under 15 and over 65).
11. Substandard homes in the sample survey average more than 1 person per habitable room.
12. Over 2 tuberculosis cases per 100 occupied dwelling units are present in this neighborhood.

Neighborhood rank: The neighborhoods are ranked from 1-10.

Neighborhood 4 ranks 6. (One is the least blighted and 10 is the most blighted.)

Recommendations:

1. Residential development should be discouraged along the industrial area near the Atlantic Coast Line Railroad. This includes all the area east of Fayetteville Street.
2. A shrub or other green buffer should be planted around Greenwood Cemetery so that residential development would be encouraged near this site. Moreover, street development as plotted on the city street map should be completed in this area by the town in order to encourage development.
3. The pocket of substandard housing along South Layton and South McKay should be replaced by public housing. Street

paving and utility extensions could account for a part of the town's share of the cost under a Federal grant from the Federal government.

4. The rights-of-way of West Bay, West Canary, West Godwin, West Duke, and Greenwood Streets should be increased from 40 to 50 feet and pavements should be widened.

Neighborhood 5

Location: Neighborhood 5 is located adjacent to West Cumberland Street and South General Lee Avenue. It is bounded on both the south and west by the corporate limits. Major thoroughfares adjacent to the neighborhood are the Old Erwin Road and Cumberland Avenue.

Land use characteristics and zoning: Most of Neighborhood 5 is zoned for residential use and is densely developed. The remainder of the neighborhood along both Cumberland Avenue and the Old Erwin Road is zoned for commercial use. Vacant land for residential use is available near the corporate limits in the south of the neighborhood.

School and recreation: Neighborhood 5 contains neither a school nor a recreation area but both are available within one-half mile in Neighborhood 6 to the north.

Population characteristics: There are an estimated 525 residents in Neighborhood 5 all of whom are white. This is 7 percent of the town population.

General character of the neighborhood: Most of the development in Neighborhood 5 is relatively new. There is little substantial housing or other blight producing indexes.

Factors that have contributed to blight in this neighborhood:

1. Heavy traffic volumes along Cumberland Avenue and the Old Erwin Road.
2. Unpaved streets (South Wayne Avenue and Divine Street).
3. Commercial activities along Cumberland Street where residential development exists.
4. Curbs and gutters along residential streets are incomplete.
5. A vacant lot near the western edge of the neighborhood along the Old Erwin Road contains a junk automobile and high weeds and bushes.
6. Garbage cans are unprotected and trash often blows along the streets as a result of overturned containers.

Neighborhood rank: The neighborhoods are ranked from 1-10.

Neighborhood 5 ranks 2. (One is the least blighted and 10 is the most blighted.)

Recommendations:

1. Buffer all commercial activities along Cumberland Street in order to protect residential development which lies behind this area.
2. Pave, curb and gutter South Wayne and West Divine Streets.
3. Complete West Divine Street in order to improve traffic circulation.
4. Remove the junk automobile on the vacant lot near the corporate limits and cut the weeds and bushes on this lot. This should be done here and in other neighborhoods at the owner's expense.
5. Trash containers should be placed underground or in a neat rack in order to prevent them from being turned over.

Neighborhood 6

Location: Neighborhood 6 is located in West Dunn and is bounded on the east by the Central Business District and Atlantic Coast Line Railroad, on the north by the Durham and Southern Railroad, and on the south by Cumberland Street. Major thoroughfares within the area are Cumberland and Harnett Streets and Ellis and McKay Avenues.

Land use characteristics and zoning: Most of this neighborhood is zoned for residential use. There are several small industrial and commercial zones but these do not interfere with residential development.

School and recreation: Neighborhood 6 is ideal with respect to schools and recreation. Both Dunn High School and Wayne Avenue Elementary School are located near the heart of the neighborhood as is Tyler Park, the town's only public park.

Population characteristics: Neighborhood 6 contains an estimated 820 residents which is 10 percent of the town's total. Most of these residents are white.

General character of the neighborhood: Some of the oldest yet finest homes in Dunn are located in Neighborhood 6. This might, however, be a potential blight area because of the age of their homes. Most of the population resides east of Orange Street since the schools, armory, and park lie west of Orange Street. Some vacant land is available in the far western fringe of the neighborhood near the corporate limits.

Factors that have contributed to blight in this neighborhood:

1. Heavy traffic volumes along Ellis Avenue, Broad and Cumberland Streets.

2. General Lee Avenue has an inadequate right-of-way.
3. Mixed land use along the Durham and Southern Railroad. Railroad Work Shop and Building Supply in a residential area.
4. Commercial activities along Cumberland Street where residential development exists.

Neighborhood rank: The neighborhoods are ranked from 1-10.

Neighborhood 6 ranks 3. (One is the least blighted and 10 is the most blighted.)

Recommendations:

1. Buffer the commercial activities along Cumberland Street when they join residential land uses.
2. Discourage residential development in the industrial area along the Durham and Southern Railroad.
3. Increase the right-of-way of General Lee Avenue from 40 to 50 feet.

Neighborhood 7

Location: Neighborhood 7 is in the northwestern portion of Dunn and is bounded on the south by the Durham and Southern Railroad and on the east by Layton Avenue. The subdivision of Westhaven is also a part of Neighborhood 7. Major thoroughfares include McKay and Ellis Avenues.

Land use characteristics and zoning: Except for some small commercial zones, Neighborhood 7 is zoned entirely for residential use. Since this is an area of new residential growth, there is a great deal of vacant land in subdivisions for residential purposes.

School and recreation: Neither a school site nor recreation space (excluding a private recreation area and swimming pool in Westhaven Subdivision) is available in Neighborhood 7. Both are available within one-half mile of most residents.

Population characteristics: Neighborhood 7 contains an estimated 1,235 residents which is 16 percent of the town's total. Most, if not all, of these residents are white.

General character of the neighborhood: Neighborhood 7 contains some of Dunn's finest homes; moreover, a good deal of Dunn's new residential growth is taking place in the northwestern portion of this area. Vacant land for residential purposes is available along the corporate limits to the west and to the north.

Factors that have contributed to blight in this neighborhood:

1. Heavy traffic volume on Ellis Avenue (U. S. 301).
2. Unpaved streets (Friendly Road and part of Surles and Barrington Streets).
3. West Carr, West Johnson, West Surles, West Cole, West Granville, West Wake Streets and both Park and General Lee Avenues have inadequate rights-of-way and pavement widths.

Neighborhood rank: The neighborhoods are ranked from 1-10. Neighborhood 7 ranks 4. (One is the least blighted and 10 is the most blighted.)

Recommendations:

1. Pave, curb, and gutter Friendly Road and Surles and Barrington Streets.
2. Increase the rights-of-way of the following streets from 40 to 50 feet: West Carr, West Johnson, West

Surles, West Cole, West Granville, West Wake, and Park and General Lee Avenue.

3. Barrington and Granville Streets pavement widths should be increased in order to carry traffic from northwest Dunn toward the heart of town.

Neighborhood 8

Location: Neighborhood 8 is located adjacent to the Atlantic Coast Line Railroad and is bounded on the south by the Durham and Southern Railroad, on the west by Layton Avenue, and on the north by the corporate limits. Granville Street is the only major thoroughfare within the area.

Land use characteristics and zoning: Most of Neighborhood 8 is zoned for industrial use. The only non-industrial area is zoned for residential use and lies between King and Layton Avenues. There is an abundance of mixed land use due to residences throughout the industrial area along the Atlantic Coast Line Railroad. In addition, there is a junk yard in a residential zone on Carr Street. There is some vacant land near the corporate limits to the north.

School and recreation: Neither a school nor recreation area is located in Neighborhood 8 but both are available within one-half mile in both Neighborhood 6 and 9.

Population characteristics: Neighborhood 8 contains an estimated 425 residents most of whom are nonwhite. This is 5.0 percent of the town's total population.

General character of the neighborhood: Neighborhood 8 is heavily blighted. Homes are substandard, land uses are mixed and the

general community appearance is somewhat unsightly.

Factors that have contributed to blight in this neighborhood:

1. Mixed land uses are present along Fayetteville and King Avenues.
2. Unpaved streets (Johnson Street, North Fayetteville Avenue, and North Layton Avenue).
3. Sixty-six percent substandard dwelling units.
4. Carr, Johnson, Surles, Cole, Granville, Barrington, and Wake Streets have inadequate rights-of-way and pavement widths.
5. A junk yard on Layton Avenue.
6. Isolation created by a railroad on two sides of the neighborhood and the corporate limits on a third side.
7. Eighty-nine percent of the substandard homes are renter-occupied.
8. Eighty-nine percent of the substandard homes have inadequate plumbing. Eleven percent of these have no running water inside.
9. All of the substandard homes have family incomes of less than \$3,000.
10. Sixty percent of the residents of substandard homes are not in the working age class.
11. The Land Development Plan has pointed out the following in this neighborhood:

Residential blight has seriously affected this area and present indicators are that the situation will continue to degenerate. A survey indicates that the following are causes of the existing blight and, unless remedied, will continue to influence the area adversely.

Mixed land uses: residential encroachment on industrial uses with detrimental effects on both. Here, housing is located adjacent to, and, even interspersed with industry without benefit of any type of buffer to deaden the effects of the nuisances necessarily connected with industry on the one hand and depriving industry of room for expansion on the other.

Rental property: with but few exceptions the houses in this area are investment property, intended to produce the greatest return for the smallest investment. Consequently, the materials used in original construction were of minimum standard, the minimum of maintenance is performed, and the size of most structures is too small for the use intended.

Overcrowding: there are too many people for the facilities available in the area.

Traffic and road conditions: considerable traffic is generated by some of the uses in the area. To further complicate the situation, the street pattern encourages through traffic which, when coupled with unpaved streets, causes pollution of the air with dust.

Neighborhood rank: The neighborhoods are ranked from 1-10.

Neighborhood 8 ranks 8. (One is the least blighted and 10 is the most blighted.)

Recommendations: It is recommended that Neighborhood 8 undergo a redevelopment program on a three-fourths Federal grant - one-fourth local share basis. Part of the town's one-fourth share could include the completion of Wake and Barrington Streets, the paving, curbing, and guttering of Johnson Street and Fayetteville Avenue, and the extension of public utilities in the northernmost section of the neighborhood. Such redevelopment should be designed so as to remove housing along the east side of Fayetteville Avenue and replace it with heavy commercial or light industrial uses similar to the existing building supply establishment already there. The western section of the neighborhood should include public housing designed to provide for displaced families throughout the neighborhood. (See the Treatment Areas Map on page 85.)

Neighborhood 9

Location: Neighborhood 9 is bounded on the west by the Atlantic Coast Line Railroad, on the south by Carr Street, and on the north and east by the corporate limits and Neighborhood 10. Major thoroughfares include Granville Street, Carolina Drive, and Clinton Avenue.

Land use characteristics and zoning: Except for the industrial zone along the Atlantic Coast Line Railroad and a convenience commercial area in the northeast section of the neighborhood, Neighborhood 9 is zoned exclusively for residential purposes. There are numerous examples of nonconforming uses -- both industrial and commercial uses in residential areas.

School and recreation: Harnett Elementary and High Schools are both located in Neighborhood 9. In addition, a town organized recreation program is available for residents at Harnett High School.

Population characteristics: Neighborhood 9 contains 980 residents or 12.0 percent of the town's total population. Almost all of these residents are nonwhite.

General character of the neighborhood: Parts of Neighborhood 9 are heavily blighted. Substandard housing, mixed land uses, junk yards, and unpaved streets often create general ugliness.

Factors that contribute to blight: Neighborhood 9 has the following factors that contribute to blight:

1. Heavy traffic volume on Clinton Avenue.
2. Unpaved streets (Granville, Cole, Surles, Johnson, Caswell, Clayton, Moore, and Wake Streets).
3. Forty-nine percent substandard dwelling units.

4. East Wake, East Barrington, East Granville, East Cole, East Carr, East Surles and East Johnson Streets have inadequate rights-of-way and pavement widths.
5. Mixed land uses are spotted throughout the neighborhood and consist of small neighborhood commercial land uses in residential zones.

Neighborhood rank: The neighborhoods are ranked from 1-10. Neighborhood 9 ranks 10. (One is the least blighted and 10 is the most blighted.)

Recommendations: It is recommended that parts of Neighborhood 9 undergo redevelopment. Both the pockets of substandard housing in the eastern section of the neighborhood should be cleared and replaced with public housing. The largest of these pockets includes the area north of Johnson Street lying between North Magnolia Avenue and Jonesboro Road. The second pocket includes Clayton and Lincoln Streets near the corporate limits. In order to redevelop such areas, a three-fourths - one-fourth Federal grant is recommended. Since most of the streets in these areas are too narrow and unpaved, and since the streets need replotting, the town could use this as part of its one-fourth share of the cost. (See the Treatment Areas Map on page 84.)

Neighborhood 10

Location: Neighborhood 10 consists of the whole northeast section of Dunn. Included in this area are Grove Park and Westbrook Subdivisions. Except for the southeast corner of the neighborhood, the whole boundary is the corporate limits. Major thoroughfares in the area include Carolina Drive and Lake Shore Drive.

Land use characteristics and zoning: Except for a small convenience shopping zone, Neighborhood 10 is zoned entirely for residential use. This is a newly developed area and is free from nonconforming uses. Most of the land is vacant.

School and recreation: The nearest schools and recreation areas are in Neighborhood 9 to the southeast.

Population characteristics: Only an estimated 112 residents live in Neighborhood 10. All of these are white. This is approximately 1.0 percent of the town total.

General character of the neighborhood: Neighborhood 10 consists of mostly vacant land subdivided for residential use. The existing homes recently built there are valued in excess of \$10,000. Several exceed \$20,000 in value.

Factors that contribute to blight: Neighborhood 10 has the following factors that contribute to blight. Since Neighborhood 10 is exclusively a new subdivision, it is relatively free from observable blight causing factors.

1. Care should be taken in permitting smoke, odor, and noise type industry along the Atlantic Coast Line Railroad. Since the wind direction is toward the northeast, these factors could be multiplied.
2. The slaughter house along Carolina Drive should be buffered by greenery of some sort. This would be a worthy garden club project.

Neighborhood rank: The neighborhoods are ranked from 1-10. Neighborhood 10 is ranked 1. (One is the least blighted and 10 is the most blighted.)

Recommendations: It is recommended that the zoning ordinance and subdivision regulations be strictly adhered to in this neighborhood in order to conserve its good qualities. In particular, care should be taken with regard to new subdivision that might adjoin this area and whose streets should join existing dead-end streets.

DUNN FRINGE AREA NEIGHBORHOODS

Neighborhood 11

Location: Neighborhood 11 consists of the area northeast from the corporate limits to the one-mile planning area limits and lying between Interstate 95 and the Atlantic Coast Line Railroad. Major thoroughfares include Interstate 95 and SR 1799 (Carolina Drive).

Land use characteristics and zoning: Neighborhood 11 is zoned for industrial purposes along both Interstate 95 and the Atlantic Coast Line Railroad. A commercial area is zoned along the eastern side of SR 1799 (Carolina Drive). The remainder of the neighborhood, which is most of the land, is zoned for residential purposes. Most of the area is vacant.

School and recreation: The closest school and recreation area is south in Neighborhood 9.

Population characteristics: Neighborhood 11 contains an estimated 200 residents which is 12 percent of the fringe area total population.

General character of the neighborhood: Many of the homes in Neighborhood 11 are farm houses and are sound on the exterior but often have plumbing deficiencies. Those homes that are substandard are not in any one particular area but are scattered throughout the area. Most of the residential development occurs along SR 1802.

Factors that have contributed to blight in this neighborhood:

1. Several unpaved residential roads.

2. Junk automobiles in several yards.
3. Inadequate plumbing facilities in several residential dwelling units.
4. Swampy topography in residential areas.

Recommendations:

1. Continue to enforce the zoning ordinance and subdivision regulations.
2. Discourage urban development along Little Creek.
3. Encourage a county ordinance for removal of junk automobiles.
4. Encourage citizens to petition to the N. C. Highway Department for street paving.

Neighborhood 12

Location: Neighborhood 12 consists of all the land east of Interstate 95 to the end of the one-mile planning area and lying between the north side of U. S. 421 and the east side of I-95. Major thoroughfares include Interstate 95, U. S. 421 and N. C. 55.

Land use characteristics and zoning: Except for an industrial zone along Interstate 95, Neighborhood 12 is zoned for residential development. The presence of swampy topography and one of Dunn's sewerage treatment plants discourages urban type development in a large part of the neighborhood.

School and recreation: The nearest school and recreation area are in the corporate limits in excess of one-half mile walking distance for most residents.

Population characteristics: Neighborhood 12 contains an estimated population of but 130 people. This is 8 percent of the fringe area total.

General character of the neighborhood: Most of the residents of this neighborhood live in a small subdivision between Interstate 95 and N. C. 55. Other residents are scattered throughout the neighborhood in farm houses.

Factors that have contributed to blight in this neighborhood:

1. Heavy traffic along Interstate 95, U. S. 421 and N. C. 55.
2. Swampy topography in a large part of the neighborhood.
3. Several unpaved residential highways.

Recommendations:

1. It is recommended that urban development be discouraged in the swampy topography along Little Creek in Neighborhood 12.
2. Continue to enforce the zoning ordinance and subdivision regulations.
3. Citizens should petition the N. C. State Highway Department for street paving.

Neighborhood 13

Location: Neighborhood 13 is located between U. S. 421 and the Atlantic Coast Line Railroad and extending from the corporate limits to the end of the one-mile fringe area. Major thoroughfares include U. S. 421, Interstate 95, Spring Branch Road, U. S. 301, SR 1785 (Old Fayetteville Road), and SR 1792.

Land use characteristics and zoning: Over half of Neighborhood 13 is zoned for industrial use. This land lies along I-95, U. S. 301 and the Atlantic Coast Line Railroad. The remainder of the neighborhood is zoned for residential use.

School and recreation: The nearest school and recreation area is inside the city and often in excess of one-half mile walking distance for many residents.

Population characteristics: Neighborhood 13 contains an estimated 680 residents. This is 40.0 percent of the fringe area's total population.

General character of the neighborhood: Parts of Neighborhood 13 are densely developed with relatively new homes. Most of this development lies along the corporate limits and along Spring Branch Road and SR 1792.

Factors that have contributed to blight in this neighborhood:

1. Unpaved streets in new subdivisions.
2. Residential uses in industrial zones.
3. Heavy traffic volumes on Spring Branch Road and U. S. 301.
4. Mixed commercial land uses such as used car lots, garages, and service stations along Spring Branch Road in residential areas.

Recommendations:

1. Discourage residential development in the industrial zone along the Atlantic Coast Line Railroad.
2. Continue to enforce the zoning ordinance and subdivision regulations.
3. It is recommended that the area along Spring Branch Road be rezoned from Industrial-100 and Residential 20 to a

Regional Shopping District. This recommendation is based on the following:

- A. Interstate traffic traveling north has made Spring Branch Road a major thoroughfare and unsuitable for residential purposes.
- B. The land use trend in this area is toward types of business such as Howard Johnson's, the Holiday Inn, and other such activities that cater to tourists.
- C. A large portion of this area is still vacant.
- D. Several homes are beginning to deteriorate and this is partly due to the mixed heavy commercial activities already in existence.

Neighborhood 14

Location: Neighborhood 14 lies between the Atlantic Coast Line Railroad and the Durham and Southern Railroad. The eastern boundary is the corporate limits and the western boundary is the end of the one-mile planning area. Major thoroughfares include SR 1790, SR 1718 (Old Erwin Road), SR 1719, and U. S. 421-N. C. 55.

Land use characteristics and zoning: Industrial districts are zoned along the Atlantic Coast Line Railroad, the Durham and Southern Railroad, and off SR 1718. Except for a commercial zone near the corporate limits the remainder of the neighborhood is zoned for residential use.

School and recreation: The nearest school and recreation area is in Neighborhood 6 over one-half mile walking distance from most residents.

Population characteristics: Neighborhood 14 contains an estimated 310 residents. This is 18.0 percent of the fringe area's

total population.

General character of the neighborhood: The substandard homes in Neighborhood 14 are scattered throughout the area. Most of the residential construction occurs along the Old Erwin Road and along SR 1790. A new and sizeable subdivision is located on the south side of U. S. 421 but only 2 structures have been erected.

Factors that have contributed to blight in this neighborhood:

1. Heavy traffic volume along the Old Erwin Road.
2. Nonconforming land use along the Old Erwin Road.
3. Several rural garbage dumps along secondary roads.
4. Swampy topography along Juniper Creek and Black River.

Recommendations:

1. Stop rural garbage dumping along rural roads. Request N. C. State Highway Department that signs be installed.
2. Discourage urban development in swampy topography along Black River and Juniper Creek.
3. Continue to enforce zoning ordinance and subdivision regulations.
4. Rezone from Industrial-100 to Commercial and Professional Office District the area between the corporate limits and the new hospital. This will prevent nonconforming uses adjacent to the hospital and along a major thoroughfare leading to the hospital.

Neighborhood 15

Location: Neighborhood 15 lies between the north side of the Durham and Southern Railroad and the west side of the Atlantic Coast Line Railroad. The southern boundary is the corporate

limits and the northern boundary is the end of the one-mile planning area. Major thoroughfares include SR 1725, Ashe Avenue, Old Fairground Road (SR 1705), and U. S. 301.

Land use characteristics and zoning: Neighborhood 15 is mostly zoned for residential uses with industrial zones along both the Durham and Southern Railroad and the Atlantic Coast Line Railroad.

School and recreation: The nearest school and recreation area is in the incorporated area in Neighborhood 6. This is in excess of one-half mile walking distance for most residents.

Population characteristics: Neighborhood 15 contains an estimated 635 residents or 23.0 percent of the fringe area's total population.

General character of the neighborhood: Most of the residential development in Neighborhood 15 is new; therefore, there is virtually no substandard housing. The majority of the residential development occurs in Ponderosa Subdivision and near the corporate limits along the Old Fairground Road and U. S. 301.

Factors that contribute to blight: The following factors contribute to blight in Neighborhood 15. Since Neighborhood 15 is mostly developed as a result of new subdivisions, it is relatively free from blight causing factors.

1. Unpaved streets (Friendly Road).
2. Mixed land uses along U. S. 301.

Recommendations:

1. Continue to enforce the zoning ordinance and subdivision regulations.

SUMMARY AND RECOMMENDATIONS





ANALYSIS OF BLIGHT FOR DUNN AND THE PLANNING AREA

The preceding sections have indicated the degree of each blight factor in regard to each neighborhood. Table XX which follows this section is a comparison of neighborhoods by selected characteristics. Most of the blight factors in Dunn are indicated on this table under each blight factor, and each neighborhood is ranked according to its degree of blight with respect to that factor when compared to the other neighborhoods. For example, Neighborhood 3 had 1.6 tuberculosis cases per 100 occupied dwelling units while Neighborhood 4 had 2.6; therefore, Neighborhood 4 is most blighted in this respect. Neighborhood 3 ranks 4 in this blight factor and Neighborhood 4 ranks 6. To determine the overall rank of any neighborhood, one merely adds the ranks for each blight factor from substandard housing on the left to public welfare cases on the right. Neighborhood 3 would be as follows: 7, 5, 3, 4, 2, 2, and 7 or a total of 30 which is 7th highest in number of total points in the incorporated area. Neighborhood 3 is worse with respect to blight than the 6 previous high in total number of points. Only 3 neighborhoods are worse blighted. Since blight factors were not gathered for the fringe area, only substandard housing is used for ranking.

[illegible]

TABLE XX

COMPARISON OF NEIGHBORHOODS BY SELECTED CHARACTERISTICS

Venereal Disease		Public Welfare Cases		Total Points	Corporate Limits Rank	Fringe Area Rank
Per 100 Occupied Dwelling Units	Rank	Per 100 Occupied Dwelling Units	Rank			
0	1	7.4	5	23	5	
.8	4	23.5	9	42	9	
.2	2	9.0	7	30	7	
0	1	6.5	4	24	6	
0	1	1.3	2	13	2	
0	1	8.2	6	18	3	
.3	3	1.9	3	19	4	
2.4	6	34.4	10	38	8	
1.4	5	16.3	8	46	10	
0	1	0	1	7	1	
						e
						3
						1
						4
						5
						2

NEIGHBORHOOD OBJECTIVES AND GOALS

Dunn is suffering from some of the consequences of blight. It is important that the town act now in order to control and eliminate blighting factors before they spread. There is no easy method, no set formula by which a town can begin such a difficult task. Following are some suggested goals and objectives that might be utilized in Dunn.

Housing:

1. A Minimum Housing Code should be adopted and enforced.
2. Home maintenance should be improved. Deteriorated housing could be improved through painting or repairs to roofs, chimneys, windows, doors, steps, porches, floors, walls, and other such items.
3. Dilapidated housing should be removed when it is vacated. Code enforcement in many towns has worked favorably in this respect.
4. Vacant substandard nonresidential buildings not in use but dilapidated should be removed.
5. The action of local citizens groups should concentrate on beautification campaigns, gardening projects, removal of junk automobiles, and other such clean-up projects.
6. Public housing should provide homes for low income families.

Economic:

1. Make use of Federal funds (Economic Opportunity Act of 1965) to educate and to train the unemployed or underemployed and physically handicapped persons for better jobs. As more skilled workers are available, it will be easier to attract industrial plants that provide higher paying jobs.
2. Encourage education as a means of upgrading salary levels.

3. Encourage industry to locate in and near Dunn so that more job opportunities can be available.
4. Hold birth control or family planning clinics in order to educate citizens as to the benefits gained from smaller families and higher per capita income. Information may be obtained from the Carolina Population Center of the University of North Carolina at Chapel Hill, North Carolina.
5. Provide additional employment opportunities for the uneducated, unskilled nonwhite worker. Perhaps attracting industries which would employ women might raise the income level of these families.

Environmental:

1. Adopt and enforce codes and ordinances such as the zoning ordinance, subdivision regulation, building code, and housing code.
2. Landscape public areas and encourage garden clubs to landscape vacant areas where weeds and bushes are growing.
3. Keep vacant lots free of trash.
4. Remove all old junk cars from residential areas.
5. Pave all streets within the corporate limits at town's expense.
6. Eliminate residential nuisances such as noise, smoke, and odor wherever such conditions influence blight.
7. Provide recreation areas for all neighborhoods as outlined in the community facilities study.
8. Sidewalks should be installed where pedestrian traffic is heavy.
9. Heavy traffic volumes should be diverted from residential areas.

Social and Health:

1. Control the advent and spread of disease through education campaigns.
2. Stimulate community pride in an effort to encourage moral responsibilities.
3. Public Law 87-290, approved September 22, 1961, provides for project grants for tuberculosis control. These grants are available to local areas without matching funds when approved by the State Board of Health. Due to the number of active and new tuberculosis cases in the Dunn area, the possibility of obtaining such funds should be investigated.
4. Due to the high rate of venereal disease in Harnett County and the Dunn area, funds should be sought from the Public Health Service Regional Office for a special project to recruit and train personnel, provide private physicians and laboratories, and expand information-education to eliminate venereal disease. Such funds are available through Public Law 137, Section 314 at no local matching requirements.
5. In order to eliminate and prevent juvenile delinquency, funds should be sought on a matching basis through the Director, Office of Juvenile Delinquency and Youth Development, Welfare Administration, U. S. Department of Health, Education, and Welfare, Washington, D. C.

RECOMMENDED BLIGHT CONTROL PROGRAM

Most blighted areas in Dunn are not difficult to pinpoint. It is the intent of this analysis to point out not only blighted areas but to indicate blighting factors so that more meaningful recommendations can be made for the elimination of blight. All blighting factors indicated should be considered in steps to eliminate blight. The degree of blighting factors present in each neighborhood is the basis on which proposed treatment areas are designated. There are three types of renewal treatment (see Treatment Areas Map).

Conservation: Conservation is the method utilized for protecting neighborhoods that are not seriously blighted. Conservation action requires cooperation between local government officials and residents living in such areas. The aim of conservation action is to preserve and maintain the pleasing qualities of a neighborhood. Such preservation includes minor repairs, painting, and landscaping. Some of the tools of conservation are local codes and ordinances and clean-up campaigns. Occasionally rehabilitation is needed in a conservation area. Since conservation action checks blight before it begins, its importance to a town cannot be overstressed.

Rehabilitation: Rehabilitation action is the primary method for reviving an area that has begun to deteriorate. Often such neighborhoods have code violations and abundant sub-standard housing. It is only feasible to rehabilitate when such rehabilitation is cheaper or more practical than total clearance and reconstruction. Rehabilitation may involve demolition of parts of a neighborhood or it may involve public improvements such as street changes, water and sewer extensions, and park additions.

Redevelopment: Redevelopment action is the last alternative to urban renewal. It is undertaken only when neighborhoods have reached a point of decay whereby it would be unrealistic to try to repair or revive them. Generally, areas selected for this treatment have mostly substandard housing, poor street design, and high incidence of both social and environmental blight factors. Treatment of such areas consists of acquiring and removing all substandard structures and replotting the area. The reuse of redevelopment areas should be for a use or combination of uses that is compatible with the local land development plan.

URBAN RENEWAL

It has been recommended that parts of Dunn undergo redevelopment. In order to finance redevelopment, a considerable amount of public monies will be needed. It is recommended that Dunn apply to the Federal government for urban renewal assistance.

The Urban Renewal Program offers three-fourths Federal grants to cover the cost involved in removing substandard structures and installing adequate public facilities to encourage new growth. Even though the city must bear one-fourth of the net cost, funds spent by both the town and state for street improvements, utility improvements, and other public improvements can be applied to the town's one-fourth share of the net cost.

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